

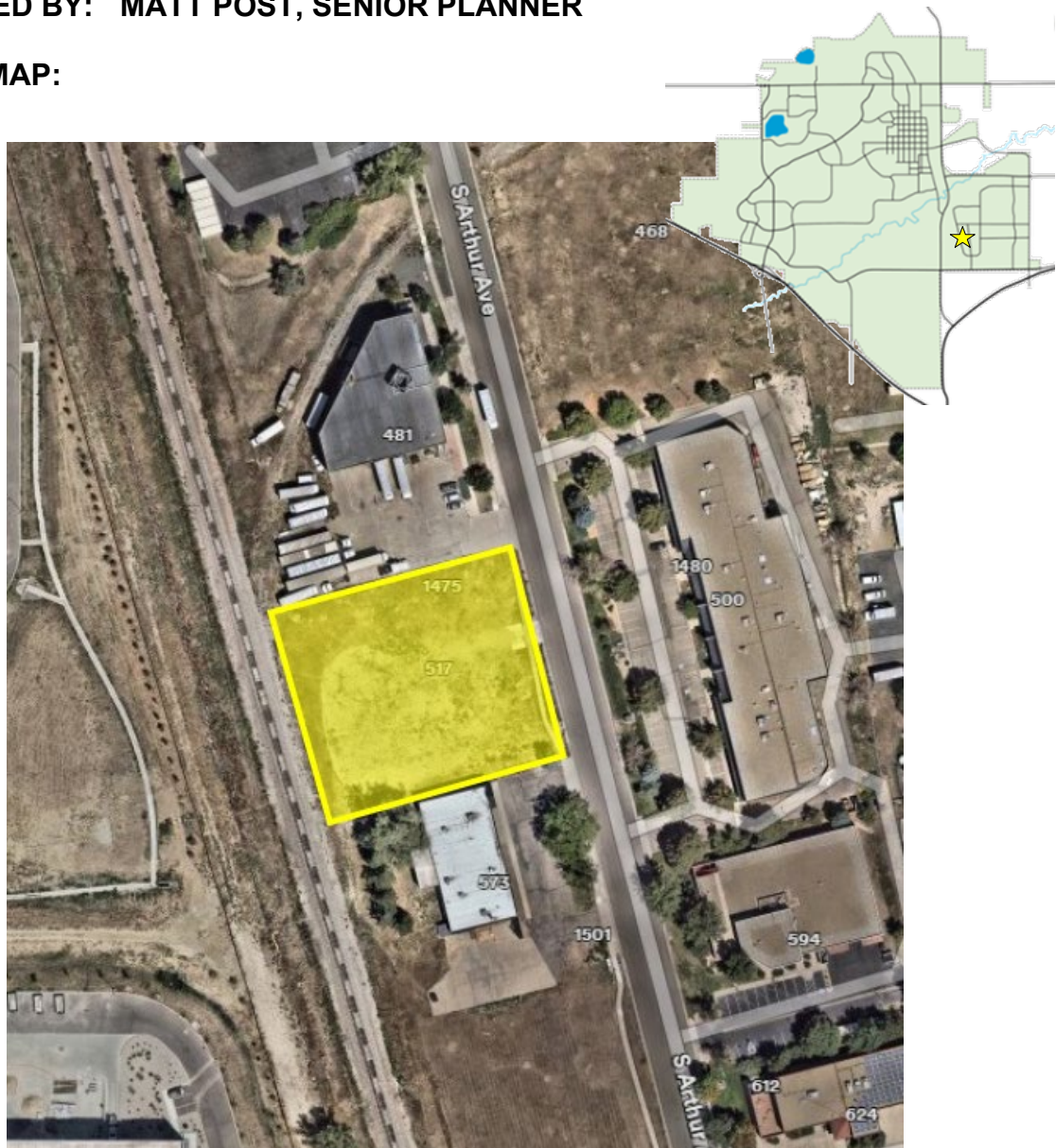
**SUBJECT:** RESOLUTION NO. 33, SERIES 2025 – A RESOLUTION  
APPROVING A PLANNED UNIT DEVELOPMENT AMENDMENT TO  
ALLOW CONSTRUCTION OF A 16,294 SQUARE FOOT  
INDUSTRIAL / FLEX SPACE BUILDING AT 517 S. ARTHUR  
AVENUE

**DATE:** MAY 20, 2025

**PREPARED BY:** MATT POST, SENIOR PLANNER

**PRESENTED BY:** MATT POST, SENIOR PLANNER

**VICINITY MAP:**



**SUMMARY:**

The applicant, The Beck Group, requests approval of a final Planned Unit Development (PUD) Amendment to allow construction of a 16,294 square-foot industrial/office flex building and associated site improvements at 517 S. Arthur Avenue.

**BACKGROUND / PRIOR DISCUSSIONS:**

The subject property is vacant, .86 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 S. Arthur Avenue on the east and is bound on the north and south sides by existing industrial structures. The BNSF railway bounds the lot on the west.

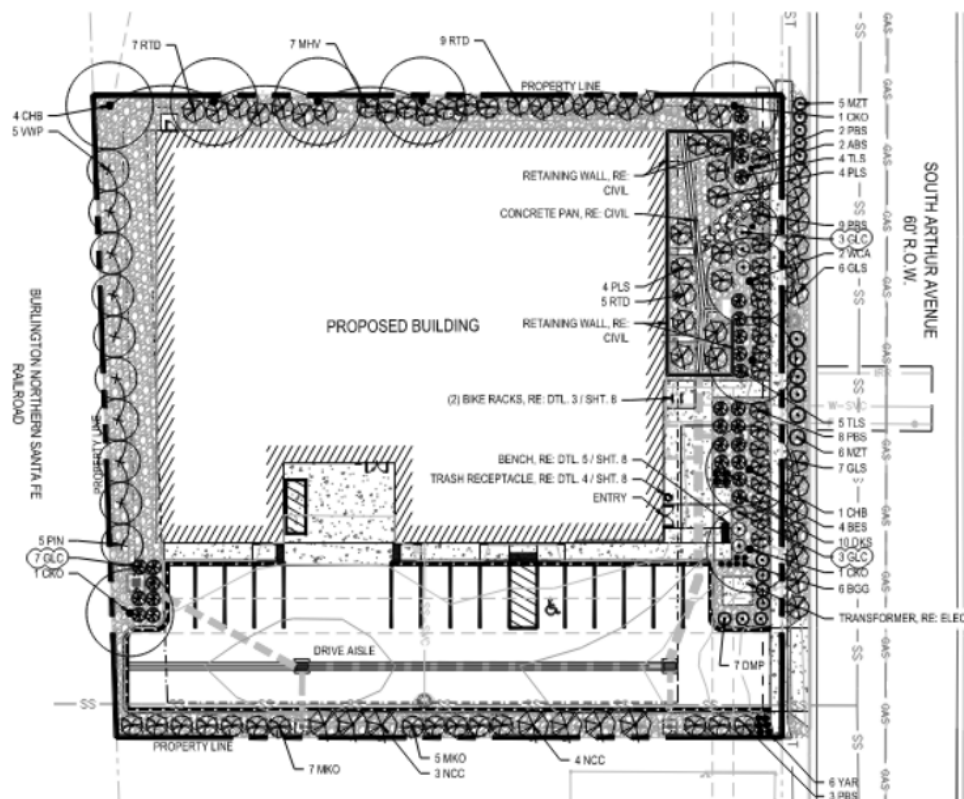
- The City Council approved the [Colorado Technological Center First Filing](#) plat for the property in 1979.
- The City Council approved the [Red Gold Bottling Corp. PUD](#) in April 1992, which allowed for a second phase expansion of the building to the south of this site onto the subject property. The second phase of the PUD was never implemented, and the site has remained vacant and undeveloped.



*Zoning Vicinity Map*

**DEVELOPMENT PROPOSAL:**

The application proposes a 16,294 square-foot flexible office building with a prominent corner entrance on the southeast side of the building that addresses the primary street frontage of S. Arthur Avenue. The building will be just over 26 feet tall. The interior space is anticipated to include +/- 14,700 square feet of warehouse area, with the remaining +/- 1,600 square feet dedicated to office and support areas. The remainder of the site will be developed with parking, landscaping, and detention and water quality areas. Site access is provided from the east, offering entry to the parking and loading areas located along the building's south façade. The required water quality and detention facilities are situated on the east side of the site, between the building and the adjacent street.



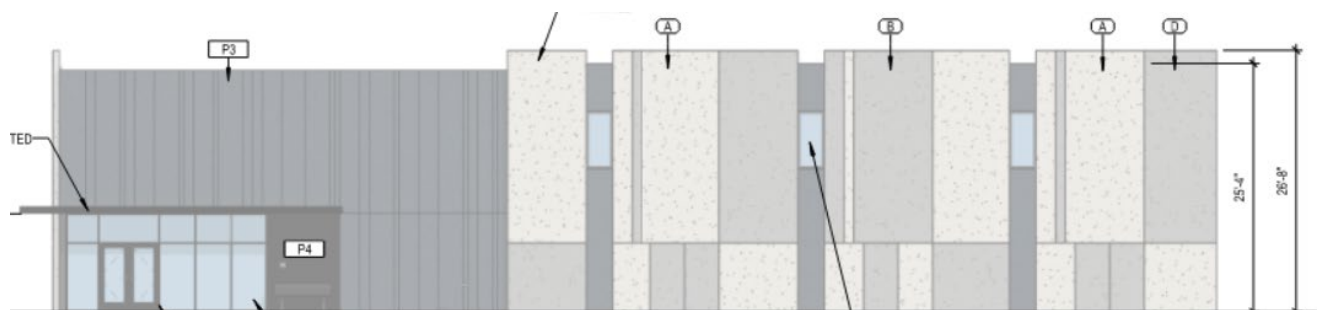
*Site Plan*

The site's primary access point provides entry to the parking and loading area on the south side of the building. The site will include 14 parking spaces, with one electric vehicle (EV) charging station, one EV-ready space, and 2 EV capable spaces. As part of this application, the applicant is requesting a parking reduction. Further analysis is provided below. The parking lot provides access to a recessed loading and service area on the south side of the building where the trash enclosure is located. An emergency fire hammerhead turnaround is located within the parking area and was approved by the Louisville Fire Protection District.

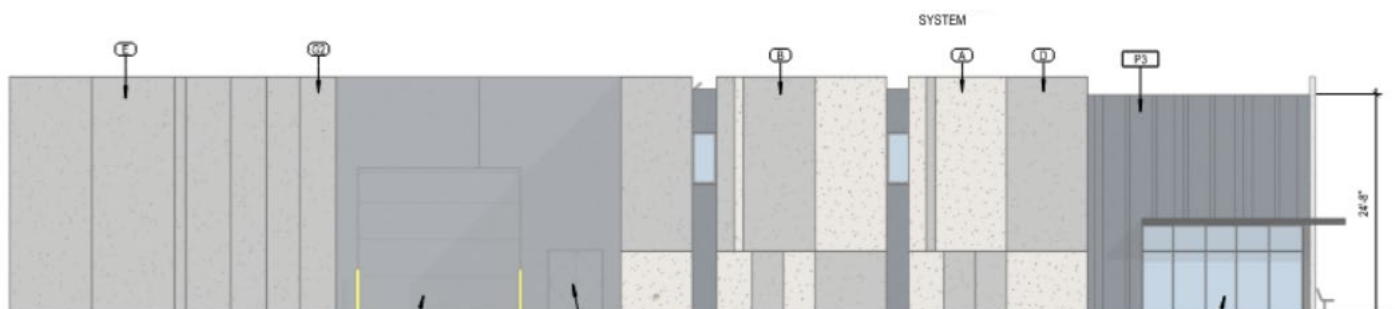
The site and use are generally auto oriented, so pedestrian paths and a plaza space are provided adjacent to the building and at the building entrance as required by the IDDSG, while an internal pedestrian path connects the site to the existing sidewalk on S. Arthur Avenue.

Approximately 24 percent of the site is landscaped, falling just below the 25 percent minimum required by the IDDSG. Additionally, 22 trees are proposed, whereas 24 are required. As such, the applicant is requesting a waiver for both the landscape coverage and tree buffer requirements. Further analysis is provided below. Landscape buffering is required along the north and south property lines, with one tree for every 30 linear feet of shared property line, based on half the lot's depth. The site includes 136 low-water shrubs, perennials, and ornamental grasses.

The building will be constructed of concrete tilt-up wall panels which are designed with varied patterns, form liners, and accent paint colors to provide the required design articulation in accordance with the IDDSG. The primary storefront entrance to the office area is highlighted by an open sunshade structure, while clerestory punched openings are located along the building's perimeter to enhance visual interest and provided daylighting. 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.



*East Elevation*



*South Elevation*

**ANALYSIS:**

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 with requested waivers (see further analysis below), including all minimum setbacks and building and site orientation requirements. Site coverage is just under the minimum standard for landscape coverage, though the applicant has requested consideration of a waiver for this element.

The applicant has requested a waiver for a minor encroachment into the rear setback. The proposal includes a new pedestrian connection to S. Arthur Avenue and a pedestrian path through the site where appropriate. The trash enclosure is located within the recessed loading area 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 single drive from S. Arthur Avenue. The drive aisles and overall sight circulation patterns were designed for ease of vehicular entry and exit and, while fire access and a hammerhead turnaround are provided on site. With the requested parking waiver and parking space size waiver, the parking lot meets all design requirements IDDSG.

***IDDSG: 3. Pedestrian and Bicycle Circulation***

The applicant proposes a new pedestrian connection to S. Arthur Avenue and bicycle parking consistent with the standards of the IDDSG. Bicycle parking is located on the east side of the building at the main entrance. With a requested waiver for a reduction in overall parking space length, the applicant is able to maintain an unobstructed 5-foot pedestrian way for on-site sidewalks adjacent to head-in parking spaces.

***IDDSG: 4. Architectural Design***

The building layout includes a storefront-style entry with primary orientation toward S. Arthur 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, and the primary entrance storefront system. The materials and color palette of the building satisfy the standards required by the IDDSG.

***IDDSG: 5. Landscape Design***

Streetscape plantings along S. Arthur Avenue meet the minimum 1 tree per 20 linear feet ratio with appropriate species and includes more shrubs than required. The applicant has requested a waiver from the requirement that 1 tree per 30 linear feet be planted between adjacent land with the same zoning on the south side of the site, including a reduction to

the total width of the required buffer in some areas – the majority of the required trees are planted on the west side of the site. In total, 22 trees are proposed where 24 are required. The rest of the site is landscaped with 136 low-water shrubs, perennials, and grasses, and no turf is proposed. With the requested waivers, landscape design on the site is in conformance with IDDSG standards.

*IDDSG: 6. Fences and Walls*

The application includes a retaining wall associated with the grading and drainage on the east side of the site, and no fences are proposed as part of this application. The walls as proposed are in conformance with IDDSG standards.

*IDDSG: 8. Exterior Site Lighting*

The application includes wall mounted LED lights with their proposal. All fixtures with warm light temperatures, and the photometric plan aligns with the standards of the IDDSG.

*Parking Reduction*

Pursuant to LMC Sec. 17.20.080, the City Council may reduce the number of required parking spaces on site in consideration of a number of factors, including the parking needs of nondwelling users.

In accordance with Section 2.2.1.L of the IDDSG, the minimum required parking ratio is 4 spaces per 1,000 square feet (1:250) for office use and 1 space per 1,000 square feet (1:1000) for warehouse use. Based on the total square footage and the mix of uses within the proposed development, the calculated parking requirement is 22 spaces. However, the applicant is requesting a reduction to provide 13 spaces, supported by the specific operational characteristics of the proposed use.

The primary justification for this reduction is the minimal proportion of office space within the development, paired with the low employee density and limited visitor traffic typically associated with the proposed warehouse use. The facility is designed for light industrial operations with a small administrative component, meaning most of the building will be occupied by storage, staging, and/or distribution activities, which do not require high parking demand.

This approach aligns with the intent of the IDDSG to ensure adequate parking without encouraging excess impervious coverage or underutilized space. **Staff support the request for a parking reduction on this site.**

*Waiver Requests*

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 2.2.1.I of the IDDSG requires a minimum parking space size of nine feet wide by 19 feet deep. The applicant is requesting a waiver to allow parking space sizes of 8' 6" wide by 17' 6" deep. This request is consistent with current development trends and best practices that support more efficient land use. The proposed dimensions remain functional for standard passenger vehicles and are commonly accepted in comparable light-industrial developments where maximizing site efficiency is a priority.

Additionally, the proposed depth of 17'6" corresponds directly to the adjacent pedestrian pathways, which run perpendicular to the parking spaces and are 6'6" wide. This configuration allows for a 1'6" bumper overhang into the pedestrian zone while maintaining a clear, unobstructed pedestrian path of five feet. This approach not only preserves safe and comfortable pedestrian circulation but also optimizes site layout and reduces unnecessary impervious surface area, aligning with broader sustainability and design objectives. **Staff support this waiver request.**

- Section 2.1.1.C of the IDDSG requires a two-way drive aisle width of 28 feet. The applicant is requesting a waiver to allow a reduced drive aisle width of 24 feet. Staff supports this request, as the Louisville Fire Protection District has confirmed that a 24-foot width is sufficient to accommodate emergency access on the site where aerials apparatus access requirements are not applicable. Additionally, a 24-foot drive aisle width aligns with modern development practices for efficient site design and functionality. **Staff support this waiver request.**
- 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.

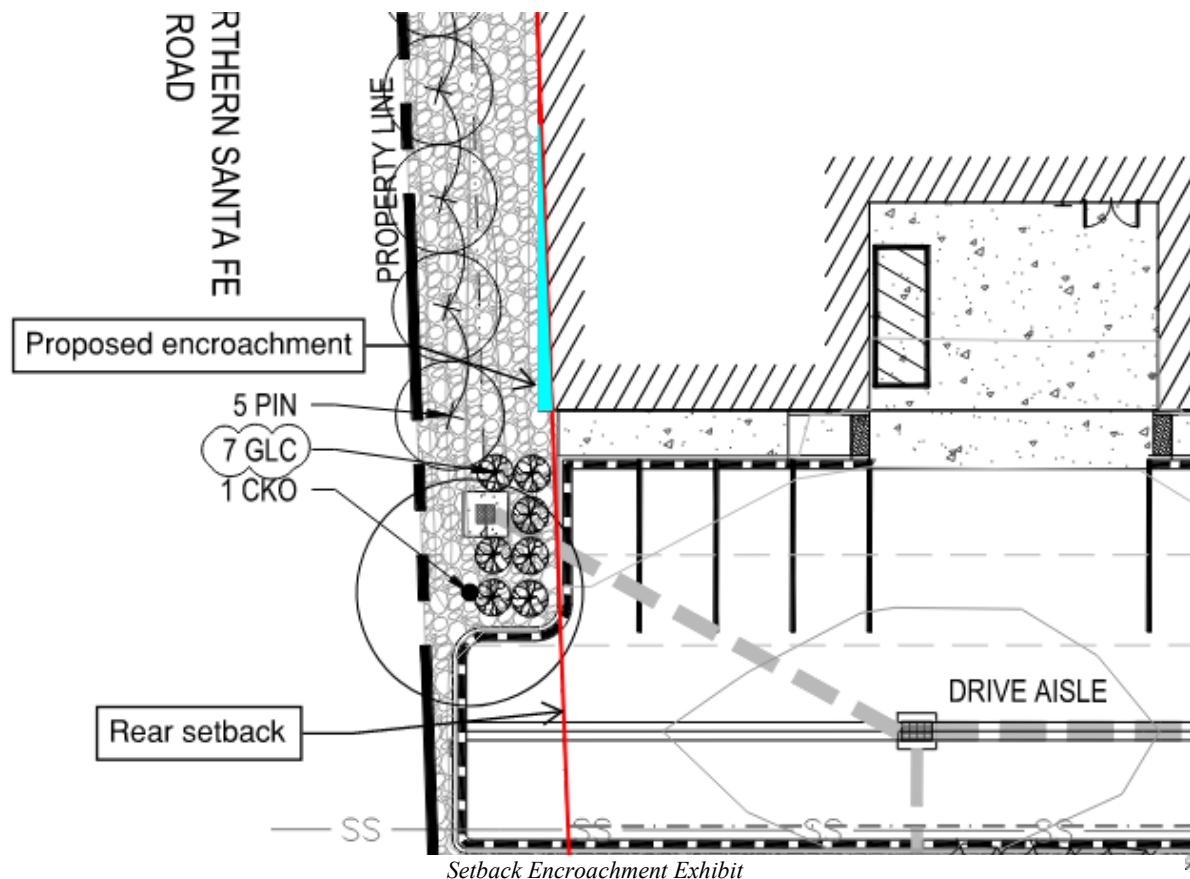
Due to specific site constraints, the applicant is requesting a waiver to allow a reduced buffer width in two locations. At the southwest corner of the site, the buffer narrows to 2' 2 ½" to accommodate an extended drive aisle. This configuration is necessary to provide adequate access and maneuverability for fire apparatus and to meet applicable emergency service requirements. Along the southern edge of the property, the landscape buffer is reduced to 7' 6" due to the presence of multiple easements, which significantly limit the available planting area and restrict the placement of permanent landscaping features.

In response to these constraints, the applicant has proposed an alternative solution that includes a row of dense, mid-height shrub plantings in the affected areas. These plantings will effectively provide visual screening and enhance the site's aesthetic appeal. The proposed shrub species will mature to heights ranging from 5

to 10 feet, ensuring adequate buffering while maintaining flexibility in the site's layout.

Staff finds that the overall intent of the buffer standards, providing separation and visual relief between uses, has been maintained. **Staff support this waiver request**

- Section 1.2 of the IDDSG requires a minimum rear setback of 15 feet, which in this case applies to the west side of the property. The applicant is requesting an encroachment of 1' 6" into the rear setback area at the southern end of the building.



This request is driven by the unique geometry of the lot. The property is configured with an oblique shape that tapers toward the south, creating a pinching point where the rear lot line converges with the building footprint. As a result, maintaining a consistent 15-foot setback along the entire rear façade presents a practical challenge without compromising the building's functional layout. The proposed encroachment is limited in scope and location, affecting a small portion of the

building. The property to the west is BNSF rail line, so negative adjacent impacts are minimal. **Staff support the waiver as requested.**

- Section 1.4.B of the IDDSG requires that 25 percent of the industrial site be landscaped. The applicant is requesting a reduction to 24 percent. This request arises from the physical constraints of the site, including multiple easements that limit the available buildable and landscapeable area, particularly along the southern portion of the property. These easements impact both the placement of the building and the configuration of site improvements, resulting in a site layout that restricts the ability to meet the full 25 percent landscaping threshold without compromising functionality

Despite the reduction in landscaped area, the applicant has prioritized high-quality, sustainable landscape design. The proposed plan includes 22 trees and 136 low-water-use shrubs, with no turfgrass, aligning with water conservation goals and modern best practices. The landscape design provides visual buffering, supports stormwater management, and enhances the overall aesthetic value of the site.

**Staff support the waiver as requested.**

- Chapter 5 of the Industrial Design and Development Standards and Guidelines (IDDSG) requires that trees be provided in several key areas of a development site, including adjacent to the building, within the streetscape setback and public right-of-way, in parking areas, and as a buffer between similar uses within the same zoning district. Based on these standards, a total of 24 trees are required, and the applicant is proposing to plant 22 trees.

The two omitted trees are associated with the required buffer on the south side of the site, intended to screen similar uses within the same zoning district. In lieu of trees, the applicant has proposed dense, mid-height shrub plantings in these locations. These shrubs will provide effective visual screening and contribute to the site's overall aesthetic. The selected species are expected to reach mature heights between 5 and 10 feet, offering an appropriate level of buffering while allowing for greater flexibility in site design. In addition, ten evergreen trees are proposed along the west side of the property to help offset the reduction in overall tree count.

- Section 2.1.1.F of the IDDSG requires that new driveways be located a minimum of 75 feet from adjacent access points. Due to the relatively small size of the site and the presence of existing driveways on both the north and south sides of the property, strict compliance with this standard is not feasible. The applicant is therefore requesting a waiver to allow a reduced spacing of 42 feet between the proposed driveway and the nearest neighboring access point.

The proposed driveway location has been reviewed by the Public Works Department, who identified no operational or safety concerns with the proposed configuration. **Staff support the waiver as requested.**

**2025 COUNCIL WORK PLAN:**

N/A - This is a development item and is not part of the 2025 Council Work Plan.

**FISCAL IMPACT:**

Budgeted?: **Not Applicable**

**ALTERNATIVE(S):**

The City Council may approve, approve with conditions, or deny the application based on compliance with the relevant review criteria and waiver criteria.

**PLANNING COMMISSION RECOMMENDATION:**

On April 10, 2025, The Planning Commission recommended approval of Resolution 4, Series 2025, approval of a Planned Unit Development Amendment to allow a new industrial/flex building at 517 S. Arthur Avenue in the Colorado Technology Center. Planning Commission meeting minutes are attached.

**RECOMMENDATION:**

Staff recommend approval of Resolution 33, Series 2025, approving a Planned Unit Development Amendment to allow a new industrial/flex building at 517 S. Arthur Avenue in the Colorado Technology Center

**ATTACHMENT(S):**

1. Resolution No. 33, Series 2025
2. Planning Commission Resolution
3. Planning Commission Minutes
4. Application Materials and PUD
5. Presentation

**APPENDIX: PUD Criteria Analysis – 517 S. ARTHUR 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 with the requested waivers.                                                                                      |
| 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, color, texture, storage, signs and lighting                                                                                              | Compliant      | The PUD complies with the architectural design and site 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 with the requested waivers, ensuring adequate screening between similar uses and compatible landscaping for the CTC. |
| 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                        | Compliant | The property is neither located in a floodplain nor are there any bodies of water in the area.                                     |

|                                                                                                                                                                                                                                                                                                                                                                                                                              |           |                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--------------------------------------------------------------------------------------------------------------------------------------|
| in a planned unit development plan.                                                                                                                                                                                                                                                                                                                                                                                          |           |                                                                                                                                      |
| 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                                                                                                                                                              | Compliant | The PUD complies with requirements in the IDDSG, ensuring properly designed landscaping adjacent to public streets.                  |

|                                                                                                                                                                                                                                                                                                                   |                           |                                                                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| and guidelines. The system of streets, including parking lots, 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 with the requested waivers.                                                                                 |
| 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.                                                                                                   |

|                                                                                                                                                                                                                                                                                                                    |                |                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|------------------------------------------------------------------------------------------------------------------------------------------|
| 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. 33  
SERIES 2025**

**A RESOLUTION APPROVING A PLANNED UNIT DEVELOPMENT AMENDMENT TO  
ALLOW CONSTRUCTION OF A 16,294 SQUARE-FOOT INDUSTRIAL / FLEX  
BUILDING AT 517 S. ARTHUR AVENUE**

**WHEREAS**, there has been submitted to the Louisville City Council an application for a final Planned Unit Development Amendment ("PUD Amendment") to allow construction of a 16,294 square-foot industrial/flex building at 517 S Arthur Avenue; Lot 9, Block 1, Colorado Technological Center Filing 1; and

**WHEREAS**, City staff has reviewed the information submitted and found that, with the seven requested waivers and parking reduction request, the application complies with the Louisville zoning regulations and other applicable sections of the Louisville Municipal Code; and

**WHEREAS**, the Planning Commission considered the application at a duly noticed public hearing on April 10, 2025, where evidence and testimony were entered into the record and the Planning Commission voted unanimously in favor of recommending approval; and

**WHEREAS**, the City Council considered the application at a duly noticed public hearing on May 20, 2025, where evidence and testimony were entered into the record, including the findings in the Louisville City Council staff report dated May 20, 2025; and

**WHEREAS**, the City Council finds the application should be approved, as set forth herein.

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

**Section 1.** The City Council of the City of Louisville, Colorado does hereby approve the application for a Planned Unit Development Amendment

**PASSED AND ADOPTED** this 20<sup>th</sup> day of May 2025.

\_\_\_\_\_  
Christopher M. Leh, Mayor

ATTEST:

\_\_\_\_\_  
Genny Kline, Interim City Clerk

**RESOLUTION NO. 04  
SERIES 2025**

**A RESOLUTION RECOMMENDING APPROVAL OF A PLANNED UNIT  
DEVELOPMENT AMENDEMENT TO ALLOW CONSTRUCTION OF A 16,294  
SQUARE-FOOT INDUSTRIAL/FLEX BUILDING AT 517 S ARTHUR AVENUE.**

**WHEREAS**, there has been submitted to the Louisville Planning Commission an application for a final planned unit development amendment to allow construction of a 16,294 square-foot industrial/flex building at 517 S Arthur Avenue; Lot 9, Block 1, Colorado Technological Center Filing 1; and

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

**WHEREAS**, the Planning Commission has considered the application at a duly noticed public hearing on April 10, 2025 where evidence and testimony were entered into the record.

**NOW THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval of a final planned unit development amendment to allow construction of a 16,294 square-foot industrial/flex building at 517 S Arthur Avenue.

**PASSED AND ADOPTED** this 10th day of April 2025.

By: \_\_\_\_\_  
Steve Brauneis, Chair  
Planning Commission

Attest: \_\_\_\_\_  
Ben Diehl, Secretary  
Planning Commission

## ***Planning Commission***

### ***Meeting Minutes***

**April 10, 2025**

**City Hall, Council Chambers**

**749 Main Street**

**6:30 PM**

**Call to Order** – Chair **Brauneis** called the meeting to order at 6:30 PM.

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

Commission Members Present: Steve Brauneis, Chair  
Debra Baskett, Vice Chair  
Cullen Choi, Secretary  
David Bangs  
Jennifer Hunt  
Jonathan Mihaly  
Jeff Moline

Staff Members Present: Jeff Hirt, Planning Manager  
Matt Post, Senior Planner  
Ben Jackson, Planning Clerk

#### **APPROVAL OF AGENDA**

Motion to approve the agenda was moved by **Hunt**, seconded by **Choi**, and adopted by voice vote.

#### **APPROVAL OF AGENDA**

Motion to approve the minutes for the February 13, 2025 meeting was moved by **Mihaly**, seconded by **Bangs**, and adopted by voice vote.

Motion to approve the minutes for the February 27, 2025 meeting was moved by **Choi**, seconded by **Bangs**, and adopted by voice vote, with **Mihaly** and **Brauneis** abstained.

Motion to approve the minutes for the March 2025 meeting was moved by **Bangs**, seconded by **Hunt**, and adopted by voice vote, with **Choi** abstained.

#### **PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**

None were heard.

**PUBLIC HEARING ITEMS – NEW BUSINESS**

- a. Planned Unit Development – 517 S Arthur Ave:** Consideration of Resolution 4 to approve a Planned Unit Development Amendment to allow a new industrial/flex building at 517 S Arthur Avenue in the Colorado Technology Center.

**Staff Presentation:**

**Post** introduced the presentation for the PUD Amendment. Noted the property was in the CTC, currently vacant lot, zoned for industrial use, one of smallest lots in CTC. Covered proposed site plan, design, landscaping, and parking reduction request. Noted requirement that site needed detention and water quality pond for all sites in CTC. Warehouse is use by right in the CTC.

**Staff Recommendation:**

Staff recommended approval of Resolution 4, Series 2025.

**Commissioner Questions of Staff:**

**Moline** asked about number of parking spaces review process, about whether they had considered needs for future occupants of the site.

Post said valid concern, not part of review, related directly to the proposed design of the warehouse, any future amendment would require additional examination.

Brauneis noted that no on-street parking allowed by CTC, but...

Post clarification.

Mihaly on potential future PUD amendment. Concern about parking.

Post noted staff would need to carefully review it, because office use is a special review use, and would need review.

Moline noted most waivers could be resolved by having smaller building, asked about how this related to review process.

Post said that building size had been reduced over what was initially proposed...

Brauneis on detention ponds.

Post

**Applicant Presentation:**

None was heard.

**Commissioner Questions of Applicant:**

Bangs asked about original requested size.

Applicant (find name) said was originally around 19,000 square feet, wanted to maximize balance between warehouse and office space.

Choi asked about size.

Applicant said specific tenant had not yet been identified, but owner had good idea of ratio of office to warehouse that would be most likely to attract a tenant.

Choi asked about threshold?

Post on reduction in building size.

Brauneis on dark sky lighting.

Applicant said... This was a consideration.

Bangs on number of EV spaces.

Applicant said there were 4, 1 EV installed, 1 EV ready, 2 EV capable.

Post clarified numbers, notes in line with EV charging ordinance.

**Public Comment:**

None were heard.

**Applicant Closing Statement:**

Applicant noted they typically did large commercial buildings, said that they wanted to do something with some design intent, reflective of area, and more progressive for a warehouse. Emphasized focus on landscaping.

**Staff Closing Statement:**

None was heard.

**Commissioner Discussion:**

Choi said had no issue with parking waivers.

Brauneis agreed, said was fix for outdated standards on parking. Said liked landscape proposal...

Mihaly agreed, said no issue with landscape cover reduction due to high quality landscape cover.

Brauneis said fine with setbacks.

Choi said requirements seemed more arbitrary for landscaping and setbacks.

Baskett said generally comfortable with this, fits the space.

Moline said appreciated discussion, comfortable with all the requests.

Bangs

Mihaly on parking ratio, said most of his concerns eased by need for staff review if use were to change.

Hunt was in agreement, thought fit well into other uses.

Motion to approve Resolution 4, Series 2025 was moved by Choi and seconded by Mihaly. Motion was adopted by a vote of 7 to 0.

- b. Planned Unit Development – 380 S Taylor Ave:** Consideration of Resolution 5 to approve a Planned Unit Development Amendment to allow new industrial buildings at 380 S Taylor Avenue in the Colorado Technology Center.

**Staff Presentation:**

**Post** introduced the presentation for the PUD Amendment. Noted was vacant lot in CTC, zoned industrial. Covered proposed layout and design of the warehouse. Noted waiver to allow metal as primary architectural material, and for xxx. (Sorry, still trying to find somewhere to live!)

**Staff Recommendation:**

Staff recommended approval of Resolution 5, Series 2025 with proposed condition.

**Commissioner Questions of Staff:**

Extended

**Applicant Presentation:**

Don Russell, (), was representing the applicant. He showed off some full sized samples of the proposed metal sidings. He explained the condition of the site?

Dymtri Kalchyk, non-resident, owns the property. Said wanted to move his business from Littleton up to Louisville. Was planning to occupy south building for their use, plus wanted to lease out the north building.

**Commissioner Questions of Applicant:**

Choi asked about durable finished applied to the metal.

Russell said had not decided yet, but suggested xxx.

Bangs asked if shown samples were planned colors.

Russell said yes.

Bangs asked if roof material would be similar.

Russell said same material, but different color and pattern.

**Public Comment:**

None were heard.

**Applicant Closing Statement:**

Russell said tried really hard to have it fit in with CTC, noted that the architectural control committee of CTC had approved their design. On landscaping...

**Staff Closing Statement:**

None was heard.

**Commissioner Discussion:**

Brauneis noted that design was departure from past designs, but suggested City was ready for it.

Choi...

Mihaly... In support.

Baskett said good use of the site, liked design, would fit into the CTC.

Moline... In support.

Hunt in agreement, appreciated architectural effort, in support.

Bangs in support.

Brauneis in support.

Motion to approve Resolution 5, Series 2025 with the proposed condition was moved by Hunt and seconded by Bangs. Motion adopted by a vote of 7 to 0.

**PLANNING COMMISSION COMMENTS**

None were heard.

**STAFF COMMENTS**

None/.

**ADJOURNMENT**

Motion to adjourn was moved by **Choi**, seconded by **Hunt**, and adopted by voice vote.

The Commission adjourned at 8:14pm.

## Development Review Application Form

Please complete this form and include it with the submittal documents for your development review application. Applications will not be processed until all required information is provided to the satisfaction of the City of Louisville Planning Department.

### Property Information

Common Address(es): 517 S. Arthur Ave, Louisville, CO 80027

Legal Description:

Lot <sup>9</sup> \_\_\_\_\_ Block <sup>1</sup> \_\_\_\_\_ Subdivision Colorado Technological Center, First Filing

Lot Area: 36,051 \_\_\_\_\_ Sq. Ft. or 0.828 \_\_\_\_\_ Acres

#### LAND USE PROCESS (check all that apply)

- ☐ Annexation
- ☐ Concept Plan
- ☐ Easement Vacation
- ☐ Oil and Gas
- ☐ General Development Plan (GDP)
  - ☐ Amendment
  - ☐ New GDP
- ☒ Planned Unit Development (PUD)
  - ☒ Amendment
  - ☐ Preliminary
  - ☐ New PUD
- ☐ Rezoning
- ☐ Special Review Use (SRU)
  - ☐ Amendment
  - ☐ New SRU
- ☐ Subdivision
  - ☐ Final or Replat
  - ☐ Preliminary Plat
- ☐ Temporary Use Permit
- ☐ Variance
- ☐ Vested Property Right
- ☐ Wireless Facility
- ☐ Other: \_\_\_\_\_

#### PROJECT DESCRIPTION:

The flexible office building contains approximately 15,000 square feet of warehouse area and 2,000 square feet of office space with additional area for support spaces such as future tenant restrooms and a water entry room. The building is 26'-8" high (to top of exterior wall) and the primary structural system will be constructed of concrete tilt-up wall panel construction at all exterior walls with structural steel joists supporting the roof. The concrete tilt-up wall panels have been designed with differentiated patterns, form liner, and accent wall paint colors to provide the necessary design articulation as required by the IDDSG. The main aluminum storefront entrance into the office area is covered by an open sunshade structure above and clerestory punched openings are located at the perimeter of the building at 16'-0" above finished floor. This

### Property Owner Information

Name: Travis Vap \_\_\_\_\_ Entity (if applicable) Tweedle Dum, LLC \_\_\_\_\_

Address: 11511 East Caley Ave, Englewood, CO 80111

Phone: (303) 808-4053 \_\_\_\_\_ Email: tvap@svdw.com \_\_\_\_\_

### Application Representative Information

Name: Ramiro L. Diaz, AIA \_\_\_\_\_ Entity (if applicable) The Beck Group \_\_\_\_\_

Address: 1001 17th Street, PL-100, Denver, CO 80202

Phone: (720) 281-0394 \_\_\_\_\_ Email: ramirodiaz@beckgroup.com \_\_\_\_\_

### Certification/Signature

I certify that the information I have submitted is true and correct to the best of my knowledge and in filing the application and submittal documents, I am acting as and/or with the knowledge and consent of those persons who are owners of the subject property or are parties to this application.

Ramiro L. Diaz

Ramiro L. Diaz

07/15/2024

Signature\*

Print Name

Date

\*If acting as a representative/agent of the owner, include written authorization from the owner that certifies the agent's right to submit this application



December 20, 2024

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

Re: Land Use Application / Approval Process, Planned Unit Development (PUD) Amendment for Lot 9, Block 1, Colorado Technology Center (CTC), First Filing, 517 S Arthur Ave, Louisville, CO.  
**Resubmittal #1**

Louisville Planning Team,

We are excited to submit this Planned Unit Development (PUD) Amendment for the Colorado Technology Center development located on 517 S Arthur Ave. The property at hand is a 36,051 square foot (0.828 acre) site where a proposed single story 16,300 flexible office building (core & shell only) will be constructed, and the remainder of the property improved with access drive lanes, parking, sidewalks, and landscaping. The project will follow the Industrial Development Design Standards & Guidelines (IDDSG) and will pursue waiver requests as described in the subsequent pages.

The flexible office building contains approximately 14,700 square feet of warehouse area and 1,600 square feet of office space with additional area for support spaces such as future tenant restrooms and a water entry room. The building is 26'-0" high (to top of exterior wall) and the primary structural system will be constructed of concrete tilt-up wall panel construction at all exterior walls with structural steel joists supporting the roof. The concrete tilt-up wall panels have been designed with differentiated patterns, form liner, and accent wall paint colors to provide the necessary design articulation as required by the IDDSG. The main aluminum storefront entrance into the office area is covered by an open sunshade structure above and clerestory punched openings are located at the perimeter of the building at 14'-6" above finished floor. This building is a core & shell only, interior tenant finish-out is not in contract and will be permitted separately by tenant.

Public utilities (underground electrical, sewer, and water) are located along S Arthur Ave and will enter the southernmost point of the site along the existing sewer easement to feed the building along the south. Storm drainage will be mitigated with a storm water detention pond constructed on the eastern-most edge of the property. HVAC systems will be supplying the building through rooftop units located less than 20'-0" from the parapet but are small enough that the parapet fully screens the units.

Below is an outline of waiver requests with Commercial Development Design Standards and Guidelines, Industrial Development Design Standards and Guidelines, or Louisville Municipal Code Section(s) identified and justification for hardship or betterment for each request.

#### **WAIVER REQUEST #1: PARKING REDUCTION**

IDDSG §2.2.1.L Surface parking lot requirements indicate a minimum parking of 4 spaces/1000 SF (1:250) for Office space and 1 space/1000 SF (1:1000) for warehouse space. We believe the use of the building and property can be satisfied with 2 spaces/1000 SF for Office space and 0.5 space/1000 SF. These minimum parking ratios requested are based on neighboring jurisdictions (such as Denver) parking requirements and more than satisfy the parking needs of similar developments (light industrial/warehouse/office). The requests emerged from the hardship of site constraints due to the multiple existing easements on site that restrict the placement and layout of the building towards the north which further constraints the amount of parking that can be designed on the site. Furthermore, the site drainage requires a detention pond which limits the available open space for parking placement.

#### **WAIVER REQUEST #2: PARKING SPACE MINIMUM SIZE REDUCTION**

IDDSG §2.2.1.i Surface parking lot requirements indicate to provide standard parking spaces at a minimum of 9'-0" wide x 19'-0" deep. We believe the design of a 8'-6" wide x 19'-0" deep standard parking space will satisfy the minimum parking dimensions. These minimum parking dimension sizes are based on neighboring jurisdictions and more than satisfy the parking size needs of similar developments. We believe this waiver request is a betterment to the development since smaller parking spaces allow for reduced hardscape area and increased landscape area to the site. Additionally, a 9'-0" wide x 19'-0" deep parking space is excessive and typical vehicles can comfortably be parked in 8'-6" x 19'-0" spaces.

#### **WAIVER REQUEST #3: DRIVE ASILE WIDTH REDUCTION**

IDDSG §2.2.1.C Vehicular access requirements indicate a minimum two-way access drive of 28'-0" wide. We believe the design of a 24'-0" wide access drive will satisfy the minimum vehicular access into the site. This minimum vehicular access drive width is based on neighboring jurisdictions minimum requirements and can more than satisfy the parking needs of similar developments. This requests emerged from the hardship of site constraints due to the multiple existing easements on site that restrict the placement and layout of the building towards the north which further constraints the location and width of the vehicular access that can be provided on-site.

#### **WAIVER REQUEST #4: BUFFER ZONE REDUCTION**

IDDSG §5.2 Perimeter Landscaping Adjacent to Abutting Property requirement indicates a minimum buffer zone of 10'-0". The southwest corner of the site is designed with an extended drive in order to provide sufficient fire apparatus reach, this reduces the size of the buffer zone down to 2'-2 1/2". Additionally the south side of the site's buffer zone is reduced to 7'-6" due to the multiple easement restrictions. We believe 10'-0" buffer zones abutting similar properties is excessive and reduction of these buffer zones would better complement developments with similar uses. The remainder of the site will provide a minimum of a 10'-0".

#### **WAIVER REQUEST #5: REAR SETBACK ENCROACHMENT**

IDDSG §1.2 Building and parking setback requirement indicates a 15'-0" rear yard setback and currently the building encroaches into the setback by at most 1'-6" at the southwest corner of the building. This encroachment is due to the pinching point at the end of the site where the property tapers towards the south, if the building did not extend and encroach into the setback, the access to the garage doors would be prohibitive. This encroachment does not extend the entire setback length but reduces toward the north of the site across the length of the building.

#### **WAIVER REQUEST #6: MINIMUM LANDSCAPE REQUIREMENT REDUCTION**

IDDSG §1.4.B Site Coverage Requirements indicates a 25% minimum landscape coverage on-site. We believe the use of the building and property can be satisfied with 19% minimum landscape coverage. The minimum landscape requirements waiver request is based on neighboring jurisdictions (such as Denver) which require landscaping coverage closer to 5% the area of the development in Industrial Zones and 19% minimum landscape requirements will more than satisfy the landscaping needs of similar developments (light industrial/warehouse/office). The requests emerged from the hardship of site constraints due to the multiple existing easements on site that restrict the placement and layout of the building towards the north which further constraints the amount of landscaping that can be designed on the site.

#### **WAIVER REQUEST #7: SITE AND DRIVEWAY ACCESS MINIMUM**

IDDSG §2.1.1.F require new driveways to be 75'-0" minimum from a neighboring driveway. We believe the use of 42'-0" minimum driveway separation can satisfy the vehicular flow into the site relative to adjacent properties. The site along S Arthur Ave is 184.88' and the adjacent properties have driveway entrances immediately next to the site (north and south), this constrains the location of a new driveway to the center of the property and due to the sewer easement on the south, this further restricts location of driveway access, building placement, and overall site layout.

#### **WAIVER REQUEST #8: PERIMETER LANDSCAPING ADJUTING PROPERTY**

IDDSG §5.2.A.1 Requires 1 tree for every 30 linear feet of property line. We currently have designed 1 tree for every 30 linear feet of property line along the east side of the property (street facing side). The total required amount of trees on site is 24 trees but due to utility locations and existing utilities the maximum amount of trees that can be placed is 22.



## **CONCLUSION**

We are confident that the Louisville Flex Office project will be a valuable addition to the Colorado Technology Center community, providing flexible workspaces and adhering to the highest design standards. In addition, we are convinced our waiver requests do not undermine the intent of the planned development goals and design spirit and the proposed improvements to the property provide a complementary design to the community.

Sincerely,

Douglas A. Spuler, AIA  
Managing Principal, Beck Architecture, LLC

LOT 9, BLOCK 1, COLORADO TECHNOLOGICAL CENTER, FIRST FILING,  
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.

LOT 9, BLOCK 1, COLORADO TECHNOLOGICAL CENTER, FIRST FILING,  
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.

**CASE # PUD-000519-2024**

IDDSG SITE DATA TABLE

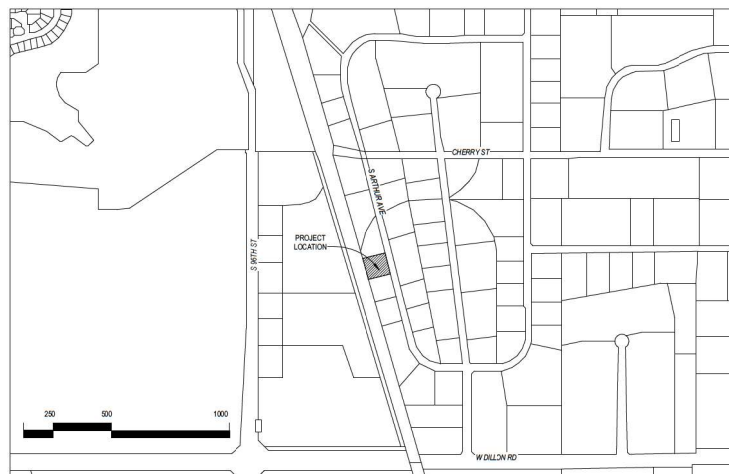
|                             | REQUIRED       | PROPOSED                                                                          | NOTES                                                                             |
|-----------------------------|----------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| <b>TOTAL SITE AREA</b>      | -              | 36,051 SF                                                                         | 0.029 ACRES                                                                       |
| <b>SITE COVERAGE</b>        | -              |  |                                                                                   |
| BUILDING                    | -              | 16,264 SF                                                                         |                                                                                   |
| PARKING                     | -              | 2,910 SF                                                                          |                                                                                   |
| DRIVEWAY                    | -              | 5,980 SF                                                                          |                                                                                   |
| SIDEWALKS                   | -              | 2,233 SF                                                                          |                                                                                   |
| <b>LANDSCAPE COVERAGE</b>   |                |                                                                                   |                                                                                   |
| LANDSCAPE AREA              | 25% (0,013 AC) | 24% (0,026 AC)                                                                    | Per IDOSG 11.8                                                                    |
| HARDSCAPE AREA              | 75% (0.288 AC) | 76% (0.274 AC)                                                                    | Per IDOSG 11.A                                                                    |
| <b>TOTAL</b>                |                |                                                                                   |                                                                                   |
| <b>BUILDING HEIGHT</b>      | 45'-0" MAX     | 26'-0"                                                                            | Per IDOSG 4.3.B                                                                   |
| <b>SETBACKS</b>             |                |                                                                                   | Per IDOSG 12.A                                                                    |
| NORTH                       | 10'-0"         | 10'-0"                                                                            |                                                                                   |
| WEST                        | 15'-0"         | 13'-0"                                                                            |  |
| SOUTH                       | 10'-0"         | 55'-0"                                                                            |                                                                                   |
| EAST                        | 30'-0"         | 30'-0"                                                                            |                                                                                   |
| <b>PARKING SPACES</b>       | 23 SPACES      | 14 SPACES                                                                         | Per IDOSG 2.1.L                                                                   |
| STANDARD                    | 22             | 13                                                                                |                                                                                   |
| ACCESSIBLE                  | 1              | 1                                                                                 | Per DSC 2021 Table 1103.2                                                         |
| EV INSTALLED (GROUP B OCC.) | 2%             | 1                                                                                 | Table CV052.1                                                                     |
| EV READY (GROUP B OCC.)     | 8%             | 1                                                                                 | Table CV052.1                                                                     |
| EV CAPABLE (GROUP B OCC.)   | 10%            | 2                                                                                 | Table CV052.1                                                                     |
| BICYCLE                     | 4              | 4                                                                                 | Per IDOSG 3.3.C                                                                   |
| <b>PARKING SETBACKS</b>     |                |                                                                                   | Per IDOSG 12.B                                                                    |
| NORTH                       | 10'-0"         | 132'-0"                                                                           |                                                                                   |
| WEST                        | 0'-0"          | 4'-0"                                                                             |                                                                                   |
| SOUTH                       | 10'-0"         | 10'-0"                                                                            |                                                                                   |
| EAST                        | 10'-0"         | 10'-0"                                                                            |                                                                                   |



## WAIVER REQUESTS

BELOW IS A LIST OF WAIVER REQUESTS WITH COMMERCIAL DEVELOPMENT DESIGN STANDARDS AND GUIDELINES, INDUSTRIAL DEVELOPMENT DESIGN STANDARDS AND GUIDELINES, OR LOUISVILLE MUNICIPAL CODE SECTION(S) IDENTIFIED

| <b><u>WATER REQUEST</u></b>                                                            | <b><u>DOGS REQUIREMENTS</u></b>                                                                                                                                                                       | <b><u>REQUEST TO WAIVE</u></b>                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>#1. PAVING DETENTION</u></b>                                                     | <p>IDDSS §2.1.1.1 SURFACE PARKING LOT REQUIREMENTS:</p> <ul style="list-style-type: none"> <li>• OFFICE SPACE 4 SPACES/1000 SF (1:250)</li> <li>• WAREHOUSE SPACE: 1 SPACE/1000 SF (1:100)</li> </ul> | <p>REQUEST TO WAIVE:</p> <ul style="list-style-type: none"> <li>• OFFICE SPACE 2 SPACES/1000 SF (1:500)</li> <li>• WAREHOUSE SPACE: 0.5 SPACE/1000 SF (0.5:100)</li> </ul>                                        |
| <b><u>#2. PAVING SPACE MINIMUM</u></b><br><b><u>#3. DETENTION</u></b>                  | <p>IDDSS §2.1.1.1 SURFACE PARKING LOT REQUIREMENTS:</p> <ul style="list-style-type: none"> <li>• 9'-0" WIDE x 19'-0" DEEP STANDARD PARKING SPACE</li> </ul>                                           | <p>REQUEST TO WAIVE:</p> <ul style="list-style-type: none"> <li>• 8'-0" WIDE x 17'-0" DEEP STANDARD PARKING SPACE</li> </ul>                                                                                      |
| <b><u>#3. DRIVE ASILE WITH/DETENTION</u></b>                                           | <p>IDDSS §2.1.1.0 VEHICULAR ACCESS REQUIREMENT:</p> <ul style="list-style-type: none"> <li>• 26'-0" WIDE TWO-WAY ACCESS DRIVE</li> </ul>                                                              | <p>REQUEST TO WAIVE:</p> <ul style="list-style-type: none"> <li>• 24'-0" WIDE TWO-WAY ACCESS DRIVE</li> </ul>                                                                                                     |
| <b><u>#4. BUFFER ZONE DETENTION</u></b>                                                | <p>IDDSS §2.1.1 PERIMETER LANDSCAPING ADJACENT TO ABUTTING PROPERTY REQUIREMENTS:</p> <ul style="list-style-type: none"> <li>• 10'-0" BUFFER ZONE</li> </ul>                                          | <p>REQUEST TO WAIVE:</p> <ul style="list-style-type: none"> <li>• 2'-0" 10' BUFFER ZONE AT WEST</li> <li>• 7'-0" BUFFER ZONE AT SOUTH</li> </ul>                                                                  |
| <b><u>#5. REAR SETBACK</u></b><br><b><u>#6. ENCROACHMENT</u></b>                       | <p>IDDSS §1.1 BUILDING AND PARKING SETBACK REQUIREMENTS:</p> <ul style="list-style-type: none"> <li>• 15'-0" REAR YARD SETBACK</li> </ul>                                                             | <p>REQUEST TO WAIVE:</p> <ul style="list-style-type: none"> <li>1. 1'-0" BUILDING ENCROACHMENT INTO SETBACK</li> </ul> <p></p> |
| <b><u>#8. MINIMUM LANDSCAPE</u></b><br><b><u>REQUIREMENT DETENTION</u></b>             | <p>IDDSS §1.4.8 SITE COVERAGE REQUIRED:</p> <ul style="list-style-type: none"> <li>• 25% LANDSCAPE COVERAGE</li> </ul>                                                                                | <p>REQUEST TO WAIVE:</p> <ul style="list-style-type: none"> <li>• 25% LANDSCAPE COVERAGE</li> </ul>                                                                                                               |
| <b><u>#7. SITE AND DRIVEWAY</u></b><br><b><u>ACCESS MINIMUM</u></b>                    | <p>IDDSS §2.1.1.F DRIVEWAYS REQUIREMENT</p> <ul style="list-style-type: none"> <li>• MUST BE 75'-0" MINIMUM FROM NEIGHBORING DRIVEWAY</li> </ul>                                                      | <p>REQUEST TO WAIVE:</p> <ul style="list-style-type: none"> <li>• 42'-0" FROM NEIGHBORING DRIVEWAY</li> </ul>                                                                                                     |
| <b><u>#9. PERIMETER LANDSCAPING</u></b><br><b><u>ADJACENT TO ADJUTINA PROPERTY</u></b> | <p>IDDSS §5.2.1.1 PROVIDE 1 TREE FOR EVERY 30 LINEAR FEET OF PROPERTY LINE</p>                                                                                                                        | <p>REQUEST TO WAIVE:</p> <ul style="list-style-type: none"> <li>• REDUCE THE REQUIRED NUMBER OF TREES FROM 24 TO 22</li> </ul>                                                                                    |



## PROJECT DESCRIPTION

THE FLEXIBLE OFFICE BUILDING CONTAINS APPROXIMATELY 15,000 SQUARE FEET OF WAREHOUSE AREA AND 2,000 SQUARE FEET OF OFFICE SPACE WITH ADDITIONAL AREA FOR SUPPORT SPACES SUCH AS FUTURE TENANT RESTROOMS AND A WATER ENTRY ROOM.

THE BUILDING IS 26'-8" HIGH (TO TOP OF EXTERIOR WALL) AND THE PRIMARY STRUCTURAL SYSTEM WILL BE CONSTRUCTED OF CONCRETE TILT-UP WALL PANEL CONSTRUCTION AT ALL EXTERIOR WALLS WITH STRUCTURAL STEEL JOISTS SUPPORTING THE ROOF. THE CONCRETE TILT-UP WALL PANELS HAVE BEEN DESIGNED WITH DIFFERENTIATED PATTERNS, FORM LINE AND ACCENT WALL PAINT COLORS TO PROVIDE THE NECESSARY DESIGN ARTICULATION AS REQUIRED BY THE IDDG. THE MAIN ALUMINUM STOREFRONT ENTRANCE INTO THE OFFICE AREA IS COVERED BY AN OPEN SUSHEAD STRUCTURE ABOVE AND CLERESTORY PUNCHED OPENINGS ARE LOCATED AT THE PERIMETER OF THE BUILDING AT 14'-6" ABOVE FINISHED FLOOR.

THIS BUILDING IS A CORE & SHELL ONLY, INTERIOR TENANT FINISHOUT IS NOT IN CONTRACT AND WILL BE PERMITTED SEPARATELY BY TENANT

### PROJECT CONTACTS

|                                                                                                                                                        |                                                                                                                                         |                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| <b>OWNER</b><br>THREEDIM LINC<br>11511 EAST CALEY AVE<br>CENTENAL, CO 80111<br>THREEDIM@COWI.COM<br>CONTACT: TRAVIS VAP                                | <b>ARCHITECT</b><br>THE BECK GROUP<br>101 W 17TH ST<br>SUITE 100<br>DENVER, CO 80202<br>720-380-0204<br>CONTACT: RAMIRO DIAZ            | <b>Civil</b><br>COLLINS ENGINEERING, INC.<br>425 SHERMAN ST<br>DENVER, CO 80203<br>303-726-5077<br>CONTACT: BRYAN FRAZEE     |
| <b>SECTOR</b><br>RAIL ENGINEERS-SURVEYORS, INC.<br>1610 W. 13TH AVENUE<br>SUITE 310<br>DENVER, COLORADO 80204<br>303-733-6738<br>CONTACT: BASIL HANSEN | <b>LANDSCAPE</b><br>CIBSON DESIGN COLLABORATIVE<br>200 KATH ST<br>SUITE 6<br>DENVER, CO 80223<br>724-440-1100<br>CONTACT: JOHN JENNINGS | <b>LIGHTING</b><br>AE DESIGN<br>300 W. WAZEE STREET<br>SUITE 205<br>DENVER, CO 80202<br>303-730-1200<br>CONTACT: MORAH LALAN |

## GENERAL NOTES

BELOW IS A LIST OF WAIVER REQUESTS WITH COMMERCIAL DEVELOPMENT DESIGN STANDARDS AND GUIDELINES, INDUSTRIAL DEVELOPMENT DESIGN STANDARDS AND GUIDELINES, OR LOUISVILLE MUNICIPAL CODE SECTION(S) IDENTIFIED.

- THE PROPERTY IS ZONED I-1 INDUSTRIAL. SETBACKS FOR PROPERTY AS FOLLOWS:
- WEST 30' 0"  
EAST 30' 0"  
SOUTH 30' 0"  
NORTH 10' 0"
- ALL SETBACKS AND LAND USE REQUIREMENTS SHALL CONFORM TO THE CITY OF LOUISVILLE, COLORADO ZONING AND LAND USE REGULATIONS IN EFFECT AS OF THE DATE OF APPROVAL OF THIS PLANNED UNIT DEVELOPMENT. THE CITY OF LOUISVILLE, COLORADO ZONING AND LAND USE REGULATIONS SHALL BE REPEATED HEREIN FOR THE PURPOSES OF THIS AGREEMENT.
- EXCEPT AS AMENDED BY THE FINAL PLANNED UNIT DEVELOPMENT, ALL SIGNS SHALL CONFORM TO THE INDUSTRIAL DEVELOPMENT DESIGN STANDARDS AND GUIDELINES. THESE AMENDMENTS ARE:
1. THE MINIMUM SIGN SIZE SHALL BE 10' 0" BY 10' 0". THE SIGN SHALL BE PERMANENTLY MOUNTED TO THE BUILDING OR STRUCTURE. THE SIGN SHALL BE PERMANENTLY MOUNTED TO THE BUILDING OR STRUCTURE.
2. SURFACE MOUNTED SIGNS SHALL NOT EXCEED FEET 20' IN LENGTH AND FEET 20' IN HEIGHT WITH A MAXIMUM OF THREE SIGN. ONE BUILDING SIGN SHALL BE PERMITTED ON THE SOUTH SIDE OF THE BUILDING. ONE SIGN SHALL BE PERMITTED ON THE NORTH SIDE OF THE BUILDING. ONE SIGN SHALL BE PERMITTED ON THE EAST BUILDING ELEVATION AFTER CONSTRUCTION OF THE FUTURE ROAD. MAXIMUM SURFACE MOUNTED BUILDING SIGNAGE AREA OF 500 SQUARE FEET IN THE AGGREGATE.
3. OTHER THAN THE SIGN, NO OTHER STRUCTURE OR OBJECT SHALL BE PLACED TO HOLD THE SIGN. THE SIGN SHALL NOT EXCEED 10 FEET IN HEIGHT.
4. THE CITY OF LOUISVILLE IS NOT RESPONSIBLE FOR DAMAGE TO OR REMOVAL OF MONUMENT SIGNS DUE TO UTILITY MAINTENANCE.
5. THE CITY OF LOUISVILLE IS NOT RESPONSIBLE FOR DAMAGE TO OR REMOVAL OF SURFACES OR LANDSCAPES DURING REPAIR OR MAINTENANCE ACTIVITIES OF UTILITIES LOCATED WITHIN PUBLIC UTILITY RIGHT-OF-WAY.
6. ON-STREET PARKING WILL NOT BE UTILIZED TO MEET THE PARKING REQUIREMENTS OF THE PROPOSED DEVELOPMENT. THE CITY OF LOUISVILLE SHALL PROVIDE A MINIMUM OF 20' OF BUILDING PARAPET, AND IF VISIBLE FROM THE PUBLIC STREET ADJACENT TO THE PROPERTY, SHALL BE PAINTED TO MATCH THE DOMINANT COLOR OF THE BUILDING.
7. THE BUILDING SHALL BE PAINTED TO MATCH THE DOMINANT BUILDING COLOR. IF THE BUILDING IS SELF-CONTAINED WITHOUT EXPOSED OUTGOING OF PROCESS PIPING, OR IS/SHALL BE SCREENED IF THE EQUIPMENT DOES NOT MEET THE CRITERIA SPECIFIED IN 1. SCREEN MATERIAL SHALL BE, COMPATIBLE WITH MATERIALS AND COLORS UTILIZED ON THE BUILDING.

# PLANNING COMMISSION CERTIFICATE

RECOMMENDED APPROVAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE PLANNING  
COMMISSION OF THE CITY OF LOUISVILLE, COLORADO

RESOLUTION NO. \_\_\_\_\_ SERIES \_\_\_\_\_

## CITY COUNCIL CERTIFICATE

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BY THE CITY COUNCIL OF THE CITY OF \_\_\_\_\_

RESOLUTION NO. \_\_\_\_\_ SERIES \_\_\_\_\_

MAYOR \_\_\_\_\_ CITY CLERK \_\_\_\_\_ SEA \_\_\_\_\_

## NOTARY PUBLIC BLOCK

State of \_\_\_\_\_

County of \_\_\_\_\_

Signed before me on \_\_\_\_\_ 20\_\_\_\_

By \_\_\_\_\_

(Notar/e official signature)

(Title of office)

(Commission Expiration)

## OWNERSHIP SIGNATURE BLOCK

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 herein in accordance and compliance with this approved plan and the Louisville Municipal Code.

TWEEDLE DUM, LLC

Witness my(our hand(s) and seal(s) this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

BY: \_\_\_\_\_

NOTARY

| SHEET INDEX  |                                       |
|--------------|---------------------------------------|
| SHEET NUMBER | SHEET NAME                            |
| 1            | COVER PAGE                            |
| 2            | SITE PLAN                             |
| 3            | PEDESTRIAN / BICYCLE CIRCULATION PLAN |
| 4            | BUILDING ELEVATIONS                   |
| 5            | GRADING PLAN                          |
| 6            | UTILITY PLAN                          |
| 7            | LANDSCAPE PLAN                        |
| 8            | SITE AMENITIES DETAILS                |
| 9            | PHOTOMETRIC PLAN                      |
| 10           | LIGHTING OUT SHEETS                   |
| 11           | SURVEY                                |
| 12           | EXIST. AND PROPOSED SAFETY PLAN       |

| CURRENT SUBMISSION: PUD AMENDMENT RESUB. #2 |          |                         |
|---------------------------------------------|----------|-------------------------|
| #                                           | DATE     | SUBMISSION              |
| C                                           | 10/20/24 | PUD AMENDMENT RESUB. #1 |
| D                                           | 03/03/25 | PUD AMENDMENT RESUB. #2 |
|                                             |          |                         |
|                                             |          |                         |
|                                             |          |                         |
|                                             |          |                         |
|                                             |          |                         |

BECK ARCHITECTURE, LLC  
1001 17TH STREET  
SUITE PL110  
DENVER, CO 80212  
PH: (303) 466-9615  
WWW.BECKGROUP.COM

COVER PAGE

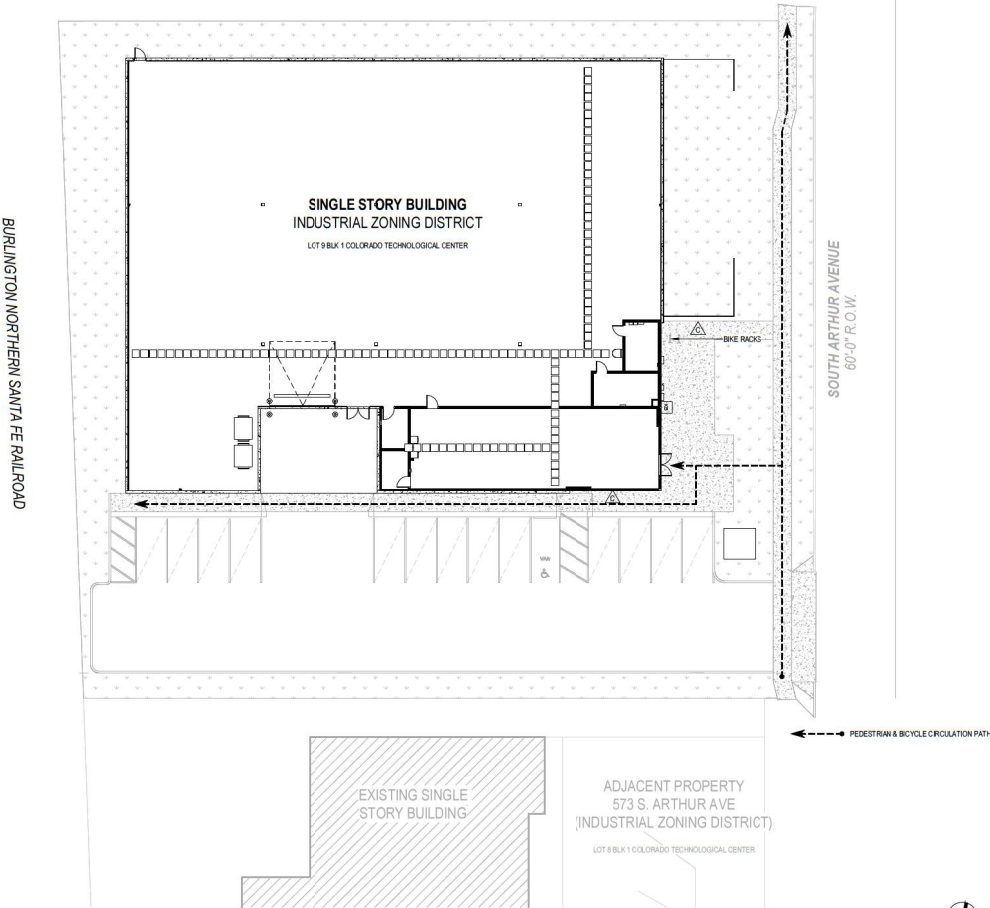


RED GOLD BOTTLING CORPORATION PLANNED  
UNIT DEVELOPMENT, 1ST AMENDMENT

LOT 9, BLOCK 1, COLORADO TECHNOLOGICAL CENTER, FIRST FILING,  
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.  
CASE # PUD-000519-2024

ADJACENT PROPERTY  
481 S. ARTHUR AVE  
(INDUSTRIAL ZONING DISTRICT)

LOT 10 BLK 1 COLORADO TECHNOLOGICAL CENTER



1 ARCHITECTURAL SITE PLAN  
SCALE: 1/8" = 1'-0"

| CURRENT SUBMISSION: PUD AMENDMENT RESUB. #1 |          |                         |
|---------------------------------------------|----------|-------------------------|
| #                                           | DATE     | SUBMISSION              |
| C                                           | 10/20/24 | PUD AMENDMENT RESUB. #1 |
|                                             |          |                         |
|                                             |          |                         |
|                                             |          |                         |
|                                             |          |                         |
|                                             |          |                         |
|                                             |          |                         |

BECK ARCHITECTURE, LLC  
1001 17TH STREET  
SUITE PLM  
DENVER, CO 80202  
PH: (303) 496-9665  
WWW.BECKGROUP.COM

BECK

PEDESTRIAN / BICYCLE  
CIRCULATION PATH

3  
SHEET 3 OF 12

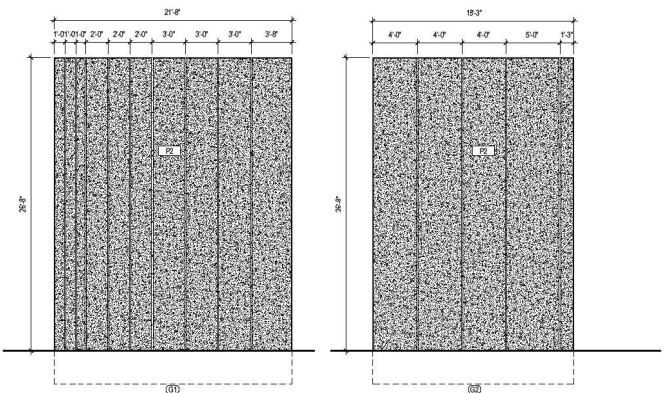
RED GOLD BOTTLING CORPORATION PLANNED  
UNIT DEVELOPMENT, 1ST AMENDMENT

LOT 9, BLOCK 1, COLORADO TECHNOLOGICAL CENTER, FIRST FILING,  
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.

CASE # PUD-000519-2024

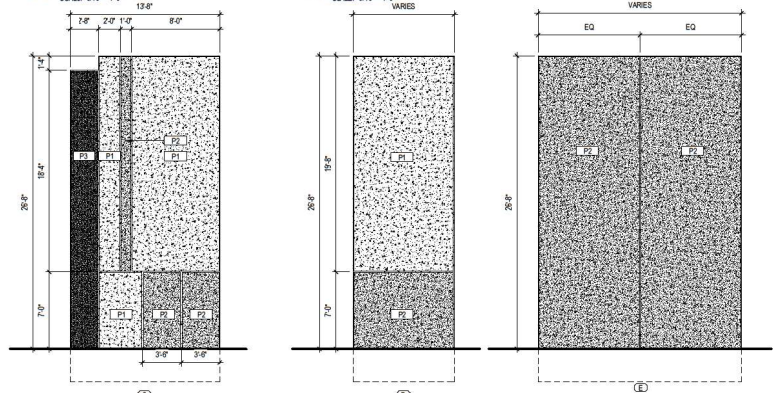
EXTERIOR MATERIAL SCHEDULE

| Mark        | Description                                                        | Material/Manufacturer | Material/Color | Material/Finish | Material/Model |
|-------------|--------------------------------------------------------------------|-----------------------|----------------|-----------------|----------------|
| 03 CONCRETE |                                                                    |                       |                |                 |                |
| M1          | 8" TILT-UP WALL, REF. STRUCTURAL PAINT AS INDICATED ON PANEL TYPES |                       |                |                 |                |
| 08 OPENINGS |                                                                    |                       |                |                 |                |
| AL1         | ALUMINUM COLOR 1                                                   | QUINCE                | BLACK          | PAINTED         | TRIFAB 601T    |
| GL1         | GLAZING INSULATED 1" (GL1)                                         | WILSON                |                |                 | URET 47-2      |
| 09 FINISHES |                                                                    |                       |                |                 |                |
| P1          | PANT                                                               | BENJAMIN MOORE        | LIGHT POWDER   | -               | 1464           |
| P2          | PANT                                                               | BENJAMIN MOORE        | CINDER         | -               | AF-705         |
| P3          | PANT                                                               | BENJAMIN MOORE        | HALE NAVY      | -               | HC-154         |
| P4          | PANT                                                               | BENJAMIN MOORE        | BLACK          | -               | 21-12-10       |



10 PANEL TYPE G1  
SCALE: 3/16" = 1'-0"

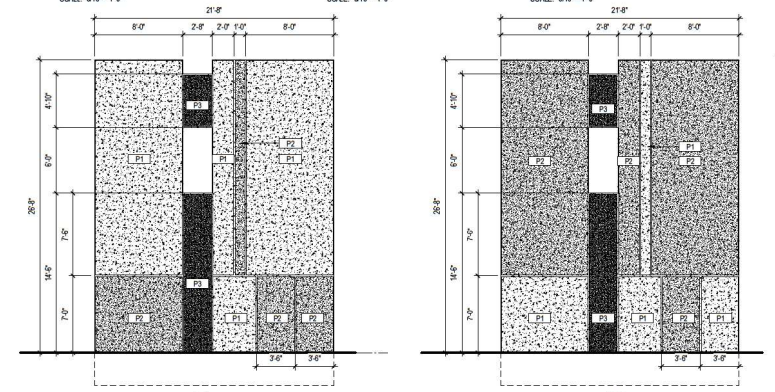
11 PANEL TYPE G2  
SCALE: 3/16" = 1'-0"



7 PANEL TYPE C  
SCALE: 3/16" = 1'-0"

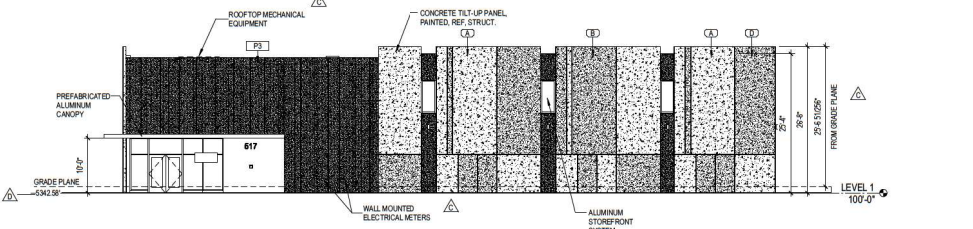
8 PANEL TYPE D  
SCALE: 3/16" = 1'-0"

9 PANEL TYPE E  
SCALE: 3/16" = 1'-0"

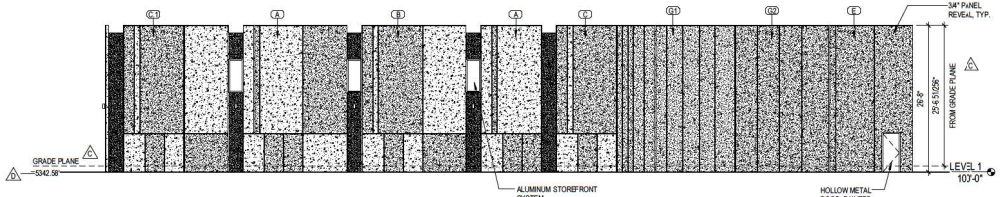


5 PANEL TYPE A  
SCALE: 3/16" = 1'-0"

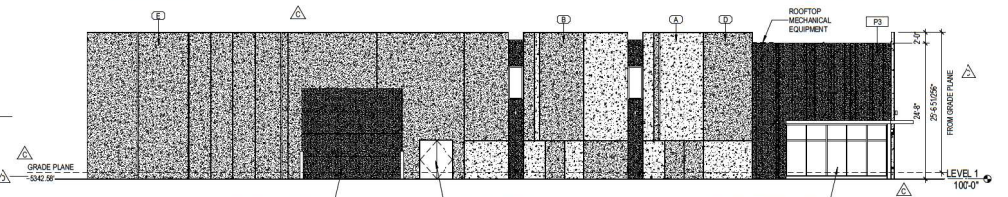
6 PANEL TYPE B  
SCALE: 3/16" = 1'-0"



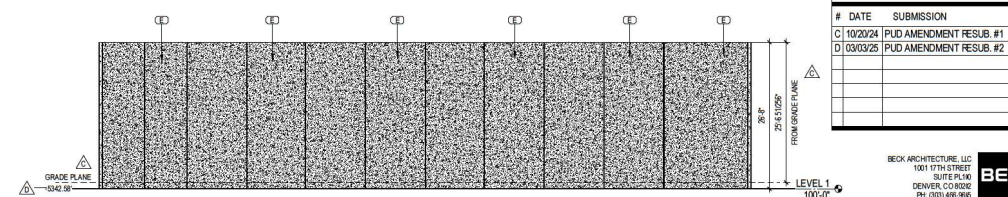
1 ELEVATION-EAST  
SCALE: 3/32" = 1'-0"



2 ELEVATION-NORTH  
SCALE: 3/32" = 1'-0"



3 ELEVATION-SOUTH  
SCALE: 3/32" = 1'-0"



4 ELEVATION-WEST  
SCALE: 3/32" = 1'-0"

|                                            |          |                        |
|--------------------------------------------|----------|------------------------|
| CURRENT SUBMISSION: PUD AMENDMENT RESUB.#2 |          |                        |
| #                                          | DATE     | SUBMISSION             |
| C                                          | 10/20/24 | PUD AMENDMENT RESUB.#1 |
| D                                          | 03/03/25 | PUD AMENDMENT RESUB.#2 |

BECK ARCHITECTURE, LLC  
1001 17TH STREET  
SUITE 1100  
DENVER, CO 80202  
PH: (303) 498-9665  
WWW.BECKGROUP.COM

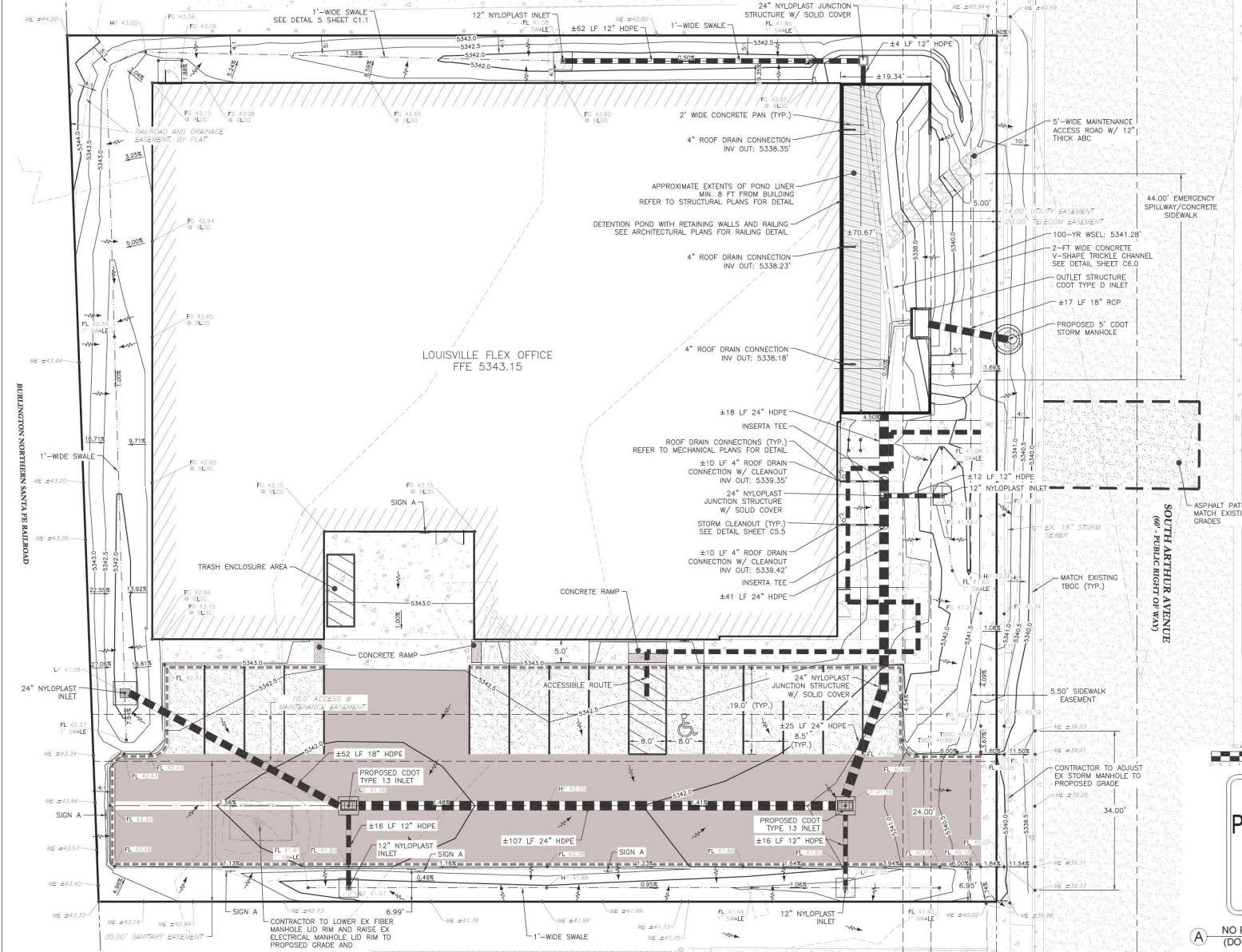


BUILDING ELEVATIONS

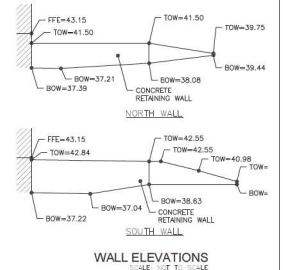
# RED GOLD BOTTLING CORPORATION PLANNED UNIT DEVELOPMENT, 1ST AMENDMENT

LOT 9, BLOCK 1, COLORADO TECHNOLOGICAL CENTER, FIRST FILING,  
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.

CASE # PUD-000519-2024



| EXISTING | LEGEND              | PROPOSED |
|----------|---------------------|----------|
| ---      | PROPERTY LINE       | ---      |
| ---      | SUBDIVISION LINES   | ---      |
| ---      | EASEMENT LINES      | ---      |
| ---      | CATCH CURB & GUTTER | ---      |
| ---      | SPILL CURB & GUTTER | ---      |
| ---      | CONTOURS            | ---      |
| ---      | CONCRETE PAVEMENT   | ---      |
| ---      | ASPHALT PAVEMENT    | ---      |
| ---      | BUILDINGS           | ---      |
| ---      | STORM SEWER         | ---      |
| ---      | ACCESSIBLE ROUTE    | ---      |



NOTE:  
ALL PROPOSED STORM SEWER IS PRIVATELY OWNED AND MAINTAINED.

ALL SPOT GRADES ARE FLOW LINE UNLESS OTHERWISE NOTED.

| GRADING ABBREVIATION:   |
|-------------------------|
| BOW - BOTTOM OF WALL    |
| EOC - EDGE OF CONCRETE  |
| FG - FINISHED GRADE     |
| FL - FLOWLINE           |
| HP - HIGH POINT         |
| LP - LOW POINT          |
| ME - MATCH EXISTING     |
| TBOC - TOP BACK OF CURB |
| TOW - TOP OF WALL       |

EXISTING UTILITY LOCATIONS:  
COLLINS ENGINEERS INC. ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

CURRENT SUBMISSION: PUD AMENDMENT RESUB. #2

| # | DATE     | SUBMISSION              |
|---|----------|-------------------------|
| C | 10/20/24 | PUD AMENDMENT RESUB. #1 |
| D | 03/20/25 | PUD AMENDMENT RESUB. #2 |

BECK ARCHITECTURE, LLC  
1001 17TH STREET  
DENVER, CO 80202  
PH: (303) 466-0865  
WWW.BECKGROUP.COM

BECK

GRADING PLAN

**NO PARKING  
FIRE LANE**

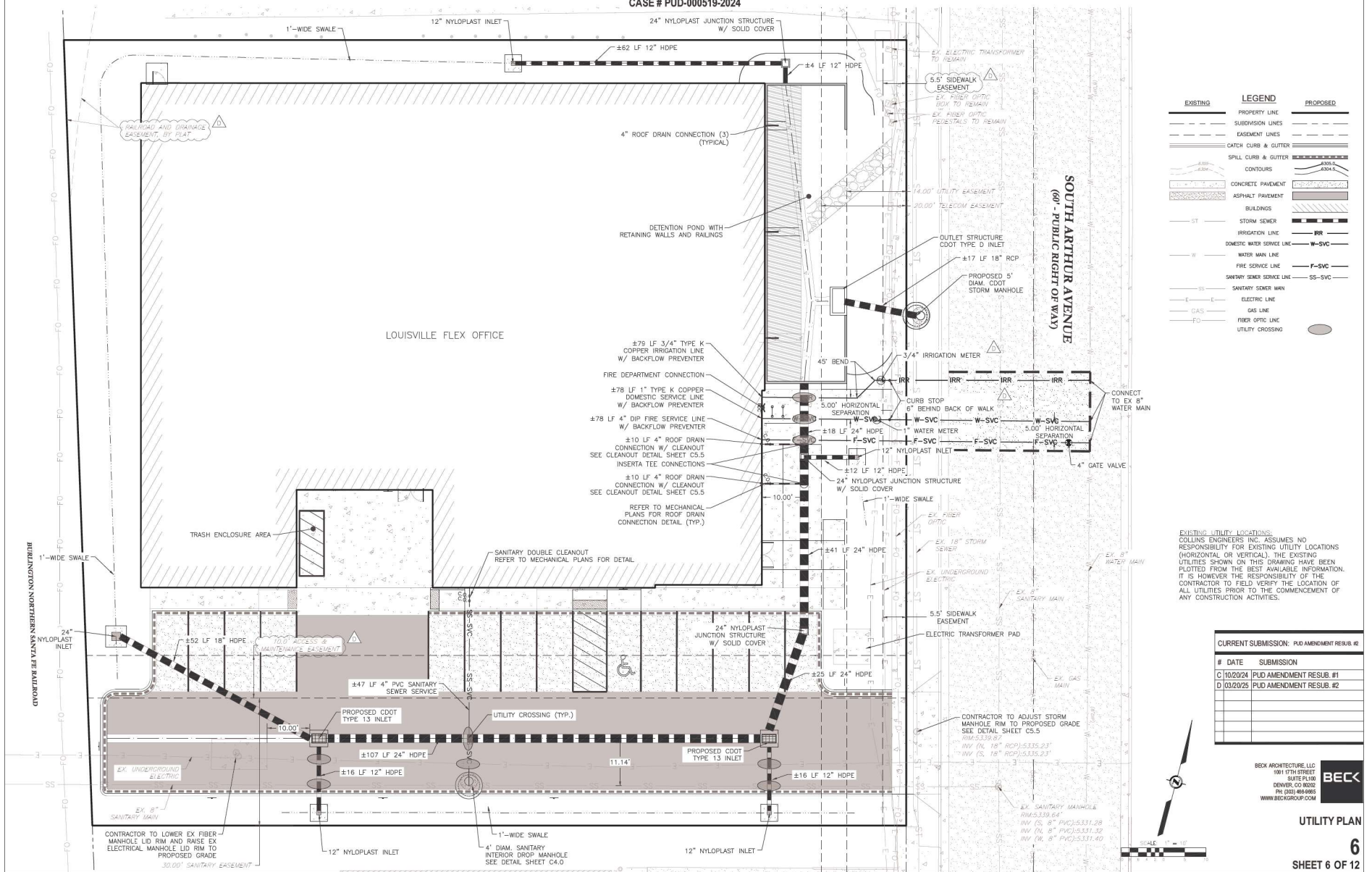
**NO PARKING FIRE LANE  
(DOUBLE ARROW) SIGN**  
SCALE: 1/4" = 1'-0"

**5**  
SHEET 5 OF 12

# RED GOLD BOTTLING CORPORATION PLANNED UNIT DEVELOPMENT, 1ST AMENDMENT

LOT 9, BLOCK 1, COLORADO TECHNOLOGICAL CENTER, FIRST FILING,  
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.

CASE # PUD-000519-2024

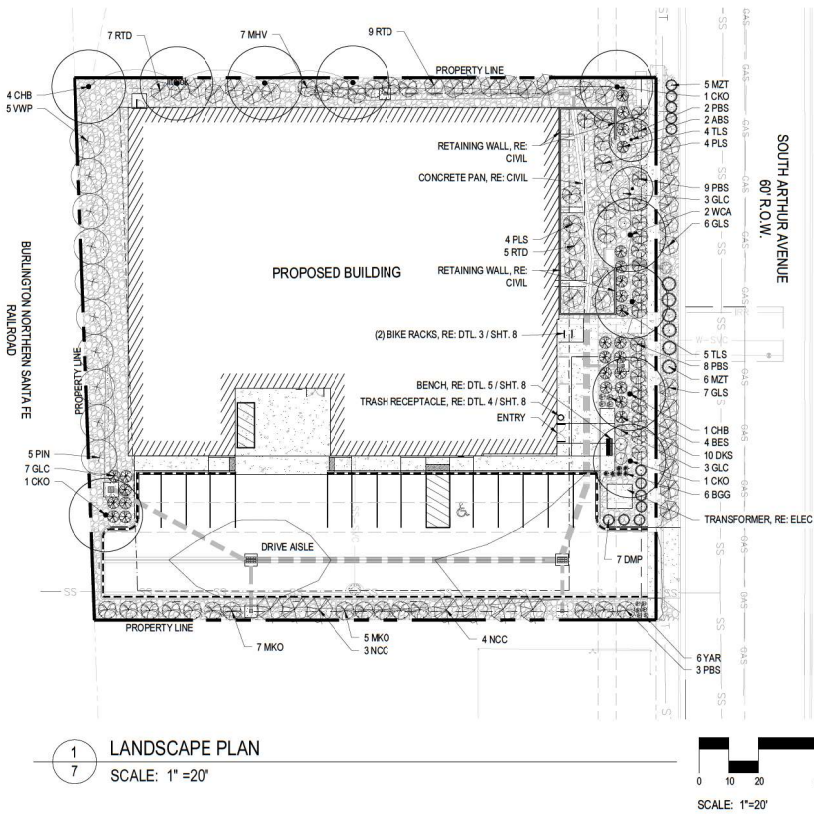


RED GOLD BOTTLING CORPORATION PLANNED  
UNIT DEVELOPMENT, 1ST AMENDMENT

LOT 9, BLOCK 1, COLORADO TECHNOLOGICAL CENTER, FIRST FILING,  
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.  
CASE # PUD-000519-2024

PLANTING SCHEDULE:

| KEY                | BOTANICAL NAME                                     | COMMON NAME                         | SIZE      | SPACING  | HEIGHT   | WIDTH    | WATER | QTY. |
|--------------------|----------------------------------------------------|-------------------------------------|-----------|----------|----------|----------|-------|------|
| DECIDUOUS TREES    |                                                    |                                     |           |          |          |          |       |      |
| WCA                | <i>Catalpa speciosa</i>                            | Western Catalpa                     | 2.5' cal. | as shown | 4'-6'0"  | 30'-5'0" | L     | 2    |
| CHB                | <i>Celtis occidentalis</i>                         | Common Hackberry                    | 2.5' cal. | as shown | 4'-6'0"  | 40'-4'0" | L     | 5    |
| CKO                | <i>Quercus muhlenbergii</i>                        | Chinkapin Oak                       | 2.5' cal. | as shown | 4'-5'0"  | 40'-5'0" | L     | 3    |
| TOTAL: 10          |                                                    |                                     |           |          |          |          |       |      |
| EVERGREEN TREES    |                                                    |                                     |           |          |          |          |       |      |
| PIN                | <i>Pinus edulis</i>                                | Pinon Pine                          | 6'        | as shown | 20'-3'0" | 10'-2'0" | L     | 5    |
| VWP                | <i>Pinus flexilis</i> 'Vanderwolf's Pyramid'       | Vanderwolf's Pyramid<br>Limber Pine | 6'        | as shown | 20'      | 10'      | L     | 5    |
| TOTAL: 10          |                                                    |                                     |           |          |          |          |       |      |
| ORNAMENTAL TREES   |                                                    |                                     |           |          |          |          |       |      |
| ABS                | <i>Amelanchier x grandiflora</i>                   | Autumn Brilliance<br>Serviceberry   | 2" cal.   | as shown | 15'-2'0" | 10'      | L     | 2    |
| TOTAL: 2           |                                                    |                                     |           |          |          |          |       |      |
| EVERGREEN SHRUBS   |                                                    |                                     |           |          |          |          |       |      |
| DMP                | <i>Pinus mugo</i> 'Pumilo'                         | Dwarf Mugo Pine                     | #5        | 4' o.c.  | 3'-4'    | 3'-4'    | L     | 7    |
| MZT                | <i>Arctostaphylos x coloratensis</i><br>'Panchito' | Panchito Manzanita                  | #5        | 4' o.c.  | 2'       | 4'       | L     | 11   |
| TOTAL: 18          |                                                    |                                     |           |          |          |          |       |      |
| DECIDUOUS SHRUBS   |                                                    |                                     |           |          |          |          |       |      |
| GLC                | <i>Ribes aureum</i>                                | Golden Currant                      | #5        | 4' o.c.  | 3'-7"    | 4'-6"    | L     |      |
| RTD                | <i>Cornus sericea</i>                              | Redtwig Dogwood                     | #5        | 6' o.c.  | 6'-3"    | 6'-1'0"  | M     | 21   |
| DKS                | <i>Caryopteris x clandonensis</i> 'Dark Knight'    | Dark Knight Spirea                  | #5        | 3' o.c.  | 3'-4"    | 3'-4"    | L     | 10   |
| MKO                | <i>Philadelphus kwelsi</i> 'Cheyenne'              | Cheyenne Mockorange                 | #5        | 6' o.c.  | 5'-7"    | 4'-6"    | L     | 12   |
| PBS                | <i>Prunus besseyi</i> 'Pawnee Brides'              | Pawnee Brides Sand<br>Cherry        | #5        | 5' o.c.  | 1'-7"    | 4'-6"    | M     | 21   |
| PLS                | <i>Prunus x cistena</i>                            | Purple Leaf Sand Cherry             | #5        | 6' o.c.  | 6'-3"    | 4'-6"    | M     | 8    |
| TLS                | <i>Rhus trilobata</i>                              | Three-Leaf Sumac                    | #5        | 4' o.c.  | 3'-4"    | 3'-4"    | L     | 9    |
| NCC                | <i>Prunus virginiana melanocarpa</i>               | Native Chokecherry                  | #5        | 8' o.c.  | 8'-1'0"  | 8'-1'0"  | L     | 7    |
| MHV                | <i>Viburnum lentana</i> 'Mohican'                  | Mohican Viburnum                    | #5        | 6' o.c.  | 6'-3"    | 6'-6"    | L     | 7    |
| GLS                | <i>Rhus aromatica</i> 'Grow Low'                   | Gro-Low Sumac                       | #5        | 8' o.c.  | 3'       | 8'       | L     | 12   |
| TOTAL: 120         |                                                    |                                     |           |          |          |          |       |      |
| ORNAMENTAL GRASSES |                                                    |                                     |           |          |          |          |       |      |
| BGG                | <i>Bouteloua gracilis</i>                          | Blue Grama Grass                    | #1        | 24" o.c. | 1'-2"    | 1'-2"    | L     | 6    |
| TOTAL: 6           |                                                    |                                     |           |          |          |          |       |      |
| PERENNIALS         |                                                    |                                     |           |          |          |          |       |      |
| YAR                | <i>Achillea millefolium</i>                        | Common Yarrow                       | #1        | 24" o.c. | 18-24"   | 2'-3"    | L     | 6    |
| BES                | <i>Rudbeckia fulgida</i> 'Goldsturm'               | Black Eyed Susan                    | #1        | 24" o.c. | 24-36"   | 18-24"   | L     | 4    |
| TOTAL: 10          |                                                    |                                     |           |          |          |          |       |      |



PLANTING LEGEND:

- DECIDUOUS SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASSES
- PERENNIALS

MATERIAL LEGEND:

- PROPERTY LINE
- 1-1/2" RIVER ROCK MULCH
- BENCH
- WASTE RECEPTACLE
- BIKE RACK

|                                             |          |
|---------------------------------------------|----------|
| CURRENT SUBMISSION: PUD AMENDMENT RESUB. #2 |          |
| #                                           | DATE     |
| C                                           | 12/20/24 |
| D                                           | 03/20/25 |

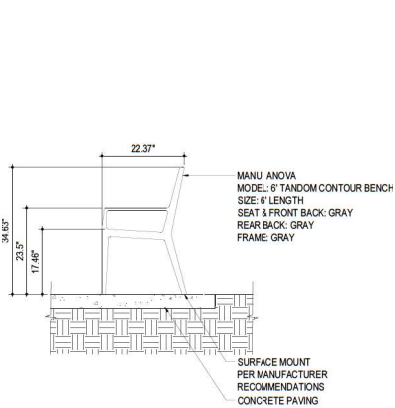
BECK ARCHITECTURE, LLC  
1001 17TH STREET  
SUITE 1100  
DENVER, CO 80202  
PH: (303) 465-0885  
WWW.BECKARCHITECT.COM

LANDSCAPE PLAN

RED GOLD BOTTLING CORPORATION PLANNED  
UNIT DEVELOPMENT, 1ST AMENDMENT

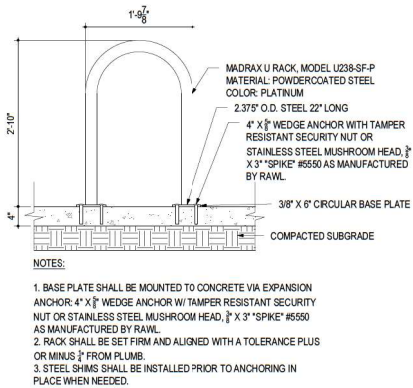
LOT 9, BLOCK 1, COLORADO TECHNOLOGICAL CENTER, FIRST FILING,  
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.

CASE # PUD-000519-2024



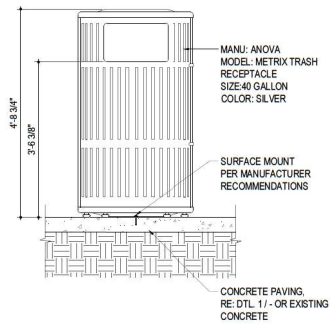
5 BENCH DETAIL

8 SCALE: 1/2" = 1'-0"



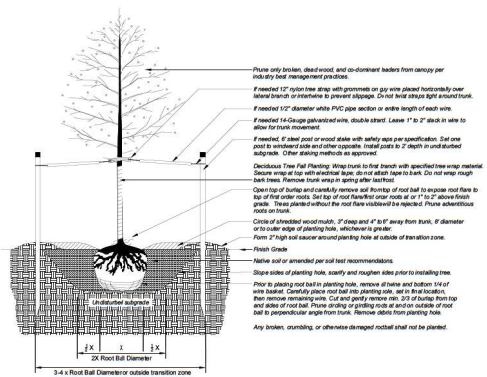
3 BIKE RACK DETAIL

8 SCALE: 1/2" = 1'-0"



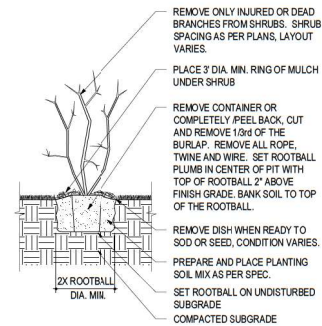
4 TRASH RECEPTACLE DETAIL

8 SCALE: 3/4" = 1'-0"



1 TREE PLANTING DETAIL

8 SCALE: NTS



2 SHRUB PLANTING DETAIL

8 SCALE: 1/2" = 1'-0"

|                                             |                                  |
|---------------------------------------------|----------------------------------|
| CURRENT SUBMISSION: PUD AMENDMENT RESUB. #2 |                                  |
| #                                           | DATE SUBMISSION                  |
| C                                           | 12/20/24 PUD AMENDMENT RESUB. #1 |
| D                                           | 03/20/25 PUD AMENDMENT RESUB. #2 |
|                                             |                                  |
|                                             |                                  |
|                                             |                                  |
|                                             |                                  |

BECK ARCHITECTURE, LLC  
1001 17TH STREET  
SUITE 1100  
DENVER, CO 80202  
PH: (303) 465-0885  
WWW.BECKARCHITECT.COM

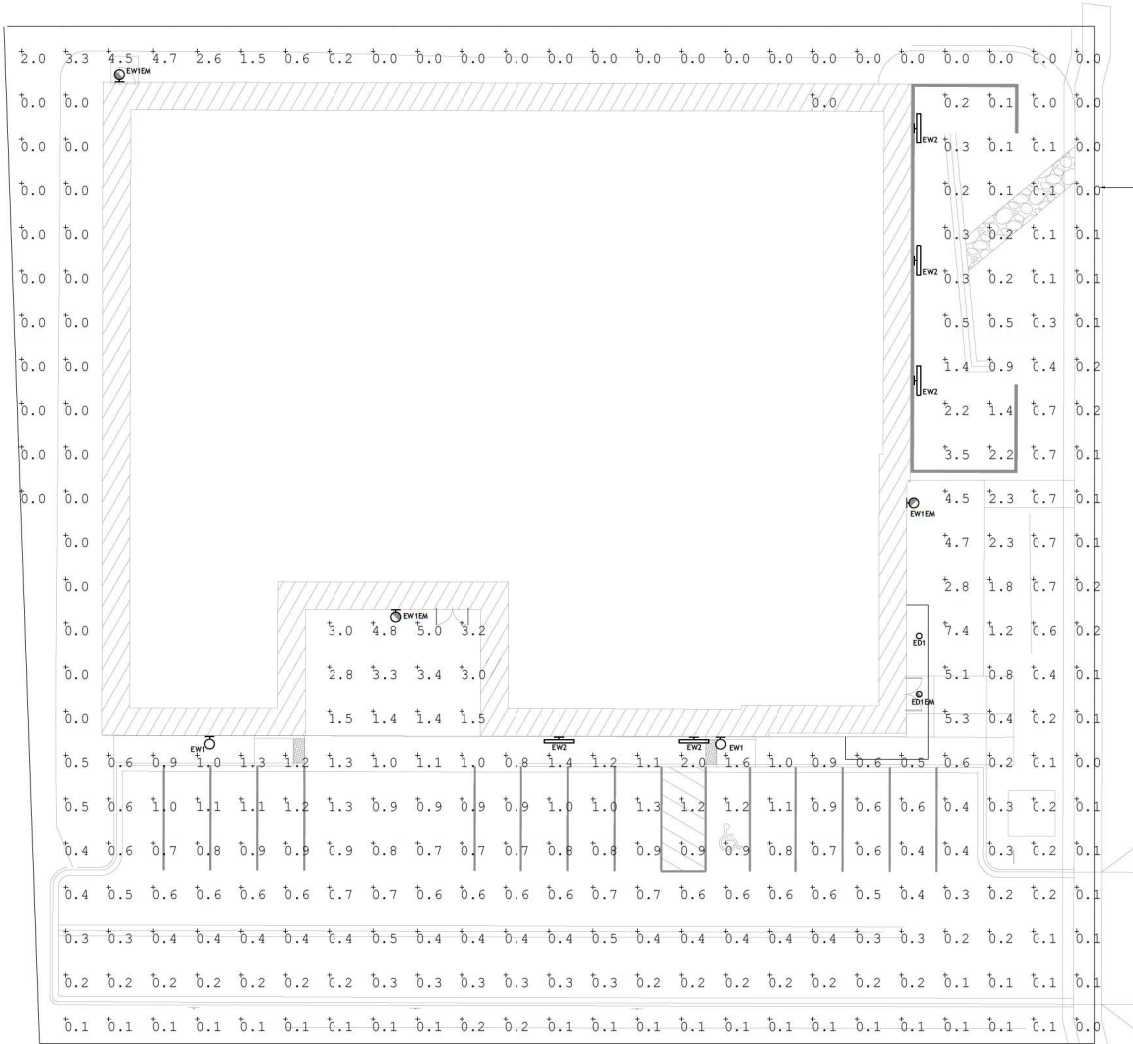


LANDSCAPE DETAILS

RED GOLD BOTTLING CORPORATION PLANNED  
UNIT DEVELOPMENT, 1ST AMENDMENT

LOT 9, BLOCK 1, COLORADO TECHNOLOGICAL CENTER, FIRST FILING,  
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.

CASE # PUD-000519-2024



| LIGHTING GENERAL NOTES |                                                                                                                             |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| A.                     | LIGHTING CALCULATIONS WERE MADE USING A LIGHT LOSS FACTOR OF 1.0                                                            |
| B.                     | CALCULATION POINTS WERE TAKEN AT GRADE LEVEL ON A 10'X10' GRID. CALCULATIONS DO NOT REPRESENT ANY SLOPE OF ELEVATION CHANGE |
| C.                     | ILLUMINANCE CONTRIBUTIONS FROM STREET LIGHTING AND ADJACENT ARE NOT INCLUDED.                                               |
| D.                     | ALL LIGHT FIXTURES WILL BE CONTROLLED BY ASTRONOMICAL TIME CLOCK AND/OR PHOTOCELL.                                          |

|    |                                                                                                                                          |
|----|------------------------------------------------------------------------------------------------------------------------------------------|
| A1 | LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES, SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH OR RELAY ZONE CONTROL. |
| ○  | WALL MOUNTED LUMINAIRE                                                                                                                   |
| □  | DOWNLIGHT LUMINAIRE                                                                                                                      |

1 SITE PHOTOMETRIC

1 SCALE: 3/32" = 1'0"

| CURRENT SUBMISSION: PUD AMENDMENT RESUB.#1 |                        |
|--------------------------------------------|------------------------|
| #                                          | DATE                   |
| C                                          | 12/20/24               |
|                                            | PUD AMENDMENT RESUB.#1 |
|                                            |                        |
|                                            |                        |
|                                            |                        |
|                                            |                        |
|                                            |                        |

BECK ARCHITECTURE, LLC  
1001 17TH STREET  
SUITE 1100  
DENVER, CO 80202  
PH: (303) 465-0885  
WWW.BECKARCHITECT.COM

BECK

ELECTRICAL SITE  
PHOTOMETRIC

9

SHEET 9 OF 12

LOT 9, BLOCK 1, COLORADO TECHNOLOGICAL CENTER, FIRST FILING,  
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.  
**CASE # PUD-000519-2024**

| LIGHTING FIXTURE SCHEDULE                                                                          |                                                                                            |              |                                                  |         |          |           |           |                  |        |                   |                         |                |       |
|----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|--------------|--------------------------------------------------|---------|----------|-----------|-----------|------------------|--------|-------------------|-------------------------|----------------|-------|
| TYPE                                                                                               | DESCRIPTION                                                                                | MANUFACTURER | CATALOG NUMBER                                   | VOLTAGE | LAMP QTY | LAMP WATT | LAMP TYPE | DELIVERED LUMENS | CCT    | MOUNTING LOCATION | INFORMATION BOF/RFO/OFH | FIXTURE FINISH | NOTES |
| ED1                                                                                                | SURFACE MOUNTED 4" DOWNLIGHT WITH SURFACE CONDUIT BOX TRIM                                 | UGRAM        | UE-14WC08-W-W50-01-10/27TV-SCBT                  | 277     | 1        | 14        | LED       | 1,618            | 3000 K | SURFACE GANOPY    | 9'1" OFH                | BLACK          |       |
| ED1EM                                                                                              | SURFACE MOUNTED 4" DOWNLIGHT WITH SURFACE CONDUIT BOX TRIM CONNECTED TO EMERGENCY INVERTER | UGRAM        | UE-14WC08-W-W50-01-10/27TV-SCBT                  | 277     | 1        | 14        | LED       | 1,618            | 3000 K | SURFACE GANOPY    | 9'1" OFH                | BLACK          |       |
| EW1                                                                                                | WALL MOUNTED AREA LIGHT WITH FORWARD THROW                                                 | LITHONIA     | WIDG2-LED-P3-30K-80CRI-VF-MVOLT-SIMA-DBLXD       | 277     | 1        | 23        | LED       | 3,015            | 3000 K | SURFACE WALL      | 20'-0" OFH              | WHITE          |       |
| EW1EM                                                                                              | WALL MOUNTED AREA LIGHT WITH FORWARD THROW EMERGENCY BATTERY BACKUP                        | LITHONIA     | WIDG2-LED-P3-30K-80CRI-VF-MVOLT-SIMA-E10WH-DBLXD | 277     | 1        | 23        | LED       | 3,015            | 3000 K | SURFACE WALL      | 10'0" OFH               | WHITE          |       |
| EW2                                                                                                | SURFACE MOUNTED WALL WASHER, AIMED TOWARDS BUILDING TO LIGHT BUILDING SLOTS. WET RATED.    | WE-EF        | 187-0488-9004                                    | 277     | 1        | 24        | LED       | 2,880            | 3000 K | SURFACE WALL      | 2'-0" OFH               | WHITE          |       |
| ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFO - RECESSED FIXTURE DEPTH, OFH - OVERALL FIXTURE HEIGHT |                                                                                            |              |                                                  |         |          |           |           |                  |        |                   |                         |                |       |
| NOTES: ARCHITECT SHALL CONFIRM FIXTURE FINISH                                                      |                                                                                            |              |                                                  |         |          |           |           |                  |        |                   |                         |                |       |



BECK ARCHITECTURE, LLC  
1001 17TH STREET  
SUITE PL100  
DENVER, CO 80202  
PH: (303) 465-9985  
WWW.BECKGROUP.COM

# IMPROVEMENT SURVEY PLAT

LOT 9, BLOCK 1, COLORADO TECHNOLOGICAL CENTER, FIRST FILING (517 SOUTH ARTHUR AVENUE)  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



## LEGAL DESCRIPTION

LOT 9, BLOCK 1, COLORADO TECHNOLOGICAL CENTER, FIRST FILING, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.

## GENERAL NOTES

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. (COLORADO REVISED STATUTES TITLE 13, ARTICLE 86, SECTION 105 (C.R.S. § 13-86-105))
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R&R ENGINEERS-SURVEYORS TO DETERMINE OWNERSHIP OR INTERESTS OF RECORD. EASEMENT RESEARCH AND OWNERSHIP INFORMATION WERE PROVIDED BY CLIENT IN THE TITLE COMMITMENT OR TITLE REPORT REFERENCED HEREON.
3. UTILITY INFORMATION WAS OBTAINED FROM VISIBLE FIELD OBSERVATION AND UTILITY LOCATE SERVICES PROVIDED BY TOM RICHARDSON, LLC. THE LOCATION OF UNDERGROUND UTILITIES ARE SHOWN BASED ON VISIBLE ABOVE GROUND EVIDENCE ONLY AND NO RESPONSIBILITY IS ACCEPTED FOR THEIR ACCURACY. THE LOCATIONS OF UNDERGROUND UTILITIES MUST BE FIELD VERIFIED PRIOR TO ANY DIGGING OR ADJACENT TO THE SUBJECT PROPERTY. UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987
4. BASIS OF BEARINGS (ASSUMED): BEARINGS ARE BASED ON THE NORTH LINE OF SAID LOT 9 HAVING AN ASSUMED BEARING OF NORTH 75° 29' 16" EAST, SAID LINE MONUMENTED AT EACH END AS SHOWN HEREON.
5. BENCHMARK: NGS DESIGNATION Q 413, A STAINLESS STEEL ROD IN A MONUMENT BOX LOCATED NORTH OF DILLON ROAD AND EAST OF S 104TH ST. ELEVATION = 5206.06 (NAVD83)
6. UNITS SHOWN ARE U.S. SURVEY FEET.
7. DATE OF FIELDWORK: 04/08/2024.

## SURVEYOR'S CERTIFICATION

I, BASIL MICAH HANSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HAVE AFFIXED MY STAMP AND SIGNATURE REPRESENTING THAT THE SURVEYING SERVICES ADDRESSED HEREON HAVE BEEN PERFORMED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND ARE BASED UPON THE PROFESSIONAL SURVEYOR'S KNOWLEDGE, INFORMATION, BELIEF AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE.



BASIL MICAH HANSON, P.L.S.  
COLORADO REG. NO. 38620  
FOR AND ON BEHALF OF  
R&R ENGINEERS-SURVEYORS, INC.

THE WORD "CERTIFICATION" AND/OR "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

## LEGEND

|     |                                         |     |                                   |
|-----|-----------------------------------------|-----|-----------------------------------|
| (M) | MEASURED                                | (E) | FIBER OPTIC BOX (ON CONCRETE PAD) |
| (C) | CALCULATED                              | (F) | FIBER OPTIC PEDESTAL              |
| (R) | RECORD                                  | (B) | BOLLARD, CONCRETE OR STEEL        |
| --- | CURB AND GUTTER                         | (M) | ELECTRIC MANHOLE                  |
| --- | MAJOR CONTOUR                           | (T) | TRANSFORMER BOX (ON CONCRETE PAD) |
| --- | MINOR CONTOUR                           | (D) | UNDERGROUND DRAIN LINE            |
| --- | EXISTING BUILDING EDGE                  | (S) | UNDERGROUND SANITARY SEWER LINE   |
| --- | ASPHALT SURFACE                         | (D) | UNDERGROUND STORM DRAIN LINE      |
| --- | CONCRETE SURFACE                        | (S) | UNDERGROUND SANITARY SEWER LINE   |
| --- | SURVEYED PROPERTY BOUNDARY LINE         | (D) | UNDERGROUND STORM DRAIN LINE      |
| --- | PLATTED LOT LINE                        | (D) | SANITARY SEWER MANHOLE            |
| --- | UNDERGROUND FIBER OPTIC LINE, AS MARKED | (D) | UNDERGROUND WATER LINE            |
| --- | SIGN, SINGLE POLE                       | (D) | DUCTILE IRON PIPE                 |
| --- | UNDERGROUND ELECTRIC                    | (F) | FIRE HYDRANT                      |

R&R ENGINEERS-SURVEYORS, INC.  
1635 W. 13TH AVENUE, SUITE 310  
DENVER, COLORADO 80204  
303-753-6730  
www.rrengineers.com

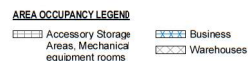
REVISIONS: Added lines north to south of main property.  
DATE: 4/1/2024  
DRAWN BY: JCH  
CHECKED BY: BPH  
PROJECT NO: TD24047

IMPROVEMENT SURVEY PLAT  
LOT 9, BLOCK 1, COLORADO TECHNOLOGICAL CENTER, FIRST FILING (517 SOUTH ARTHUR AVENUE) LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

Sheet 1 of 1

LOT 9, BLOCK 1, COLORADO TECHNOLOGICAL CENTER, FIRST FILING,  
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.

**CASE # PUD-000519-2024**



SCALE: 1/8" = 1'-0"

|                  |                                                                    |
|------------------|--------------------------------------------------------------------|
| BUILDING CODE:   | 2018 INTERNATIONAL BUILDING CODE (IBC) w/ LOCAL AMENDMENTS         |
| MECHANICAL CODE: | 2018 INTERNATIONAL MECHANICAL CODE (IMC) w/ LOCAL AMENDMENTS       |
| PLUMBING CODE:   | 2018 INTERNATIONAL PLUMBING CODE (IPC) w/ LOCAL AMENDMENTS         |
| ELECTRIC CODE:   | 2023 NATIONAL ELECTRIC CODE (NEC) w/ LOCAL AMENDMENTS              |
| FIRE CODE:       | 2018 INTERNATIONAL FIRE CODE (IFC) w/ LOCAL AMENDMENTS             |
| ENERGY CODE:     | 2018 INTERNATIONAL ENERGY CONSERVATION CODE w/ LOCAL AMENDMENTS    |
| FUEL GAS CODE:   | 2018 INTERNATIONAL FUEL GAS CODE (IFGC) w/ LOCAL AMENDMENTS        |
| LOCAL CODE:      | LOUISVILLE MUNICIPAL CODE: CHAPTER 15 - BUILDINGS AND CONSTRUCTION |
| OTHER CODE(S):   | 1997 UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDING CODE     |

Diagram illustrating the symbols used on a fire alarm control panel, categorized into two main sections:

**Top Section (General Symbols):**

- EXISTING PARTITION TO REMAIN
- PARTITION
- SMOKE PARTITION
- 1 HR. BARRIER
- 1 HR. SMOKE BARRIER
- 2 HR. BARRIER
- 2 HR. SMOKE BARRIER
- 3 HR. BARRIER
- 3 HR. SMOKE BARRIER
- EXIT SIGN TWO SIDED DIRECTIONAL, TWO WAY
- EXIT SIGN ONE SIDED DIRECTIONAL
- PROVIDED EGRESS WIDTH
- REQUIRED EGRESS WIDTH
- DOOR RAYING TAG (USED ON NON-EGRESS DOORS)
- FIRE EXTINGUISHER ON HOOKS
- FIRE EXTINGUISHER CABINET - SEMI PROTECTED

**Bottom Section (Path and Distance Symbols):**

- COMMON PATH TRAVEL DISTANCE PATH NUMBER
- EXIT TRAVEL DISTANCE PATH NUMBER
- DEAD-END DISTANCE PATH NUMBER
- TRAVEL DISTANCE TO NEAREST CASE SITE PATH NUMBER
- TRAVEL DISTANCE TO NEAREST SMOKE COMPARTMENT PATH NUMBER
- TRAVEL DISTANCES TOTALS SHOWN ON SCHEDULE WAY

## TRAVEL DISTANCE PATHS

## BUILDING OCCUPANT LOADS

CONSTRUCTION TYPE: TYPE IB  
PRIMARY BUILDING OCCUPANCY: S-1 - STORAGE/WAREHOUSE  
SECONDARY BUILDING OCCUPANCIES: B - BUSINESS

MIXED-USE SEPARATION:

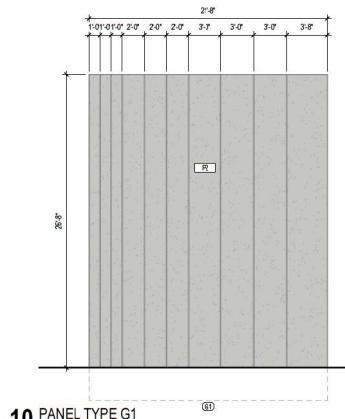
|                                          |     |
|------------------------------------------|-----|
| ACCESSORY OCCUPANCIES -----              | NO  |
| NON-SEPARATED OCCUPANCIES -----          | YES |
| SEPARATED OCCUPANCIES (SEE TABLE) -----  | NO  |
| **SPECIAL PROVISIONS (PER IBC 510) ----- | NO  |

ALLOWABLE BUILDING AREACURRENT SUBMISSION: PUD AMENDMENT RESUB. #1

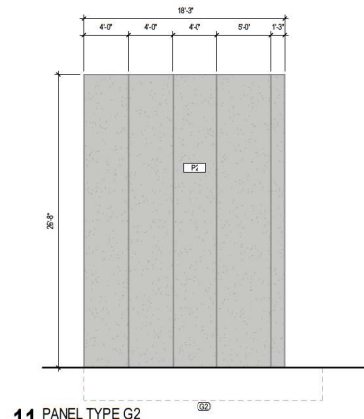
BECK

## THE SAFETY TEAM

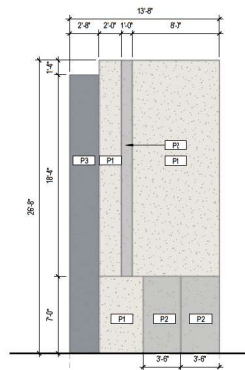
| EXTERIOR MATERIAL SCHEDULE |                                                              |                       |                       |                       |                |
|----------------------------|--------------------------------------------------------------|-----------------------|-----------------------|-----------------------|----------------|
| Mark                       | Description                                                  | Material/Manufacturer | Material/Manufacturer | Material/Manufacturer | Material/Model |
| 07                         | THERMAL AND MOISTURE PROTECTION                              |                       |                       |                       |                |
| EIFS1                      | WATER DRAINAGE EXTERIOR INSULATION AND FINISH SYSTEM- 1" I2" | STO CORP              | -                     | PAINTED               | STOTHERM G1    |
| 08                         | OPENINGS                                                     |                       |                       |                       |                |
| AL1                        | ALUMINUM COLOR 1                                             | KAWNEER               | BLACK                 | PAINTED               | TR6FAB 451T    |
| GL1                        | (GLAZING INSULATED- 1" GL1)                                  | YITING                | -                     | -                     | SOLAR BAN 70   |
| 09                         | FINISHES                                                     |                       |                       |                       |                |
| P1                         | PART                                                         | BENJAMIN MOORE        | LIGHT RENTER          | -                     | 1664           |
| P2                         | PART                                                         | BENJAMIN MOORE        | CINDER                | -                     | 4F-705         |
| P3                         | PART                                                         | BENJAMIN MOORE        | HALE NAVY             | -                     | HC-154         |
| P4                         | PART                                                         | BENJAMIN MOORE        | BLACK                 | -                     | 2130-10        |



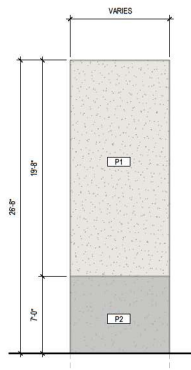
10 PANEL TYPE G1  
SCALE: 3/16" = 1'-0"



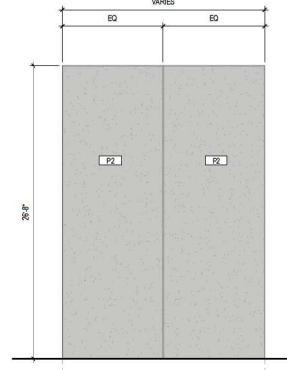
11 PANEL TYPE G2  
SCALE: 3/16" = 1'-0"



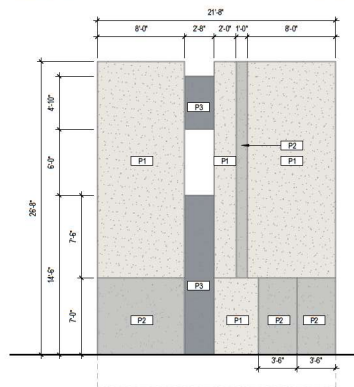
7 PANEL TYPE C  
SCALE: 3/16" = 1'-0"



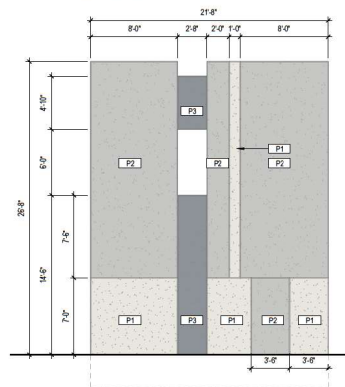
8 PANEL TYPE D  
SCALE: 3/16" = 1'-0"



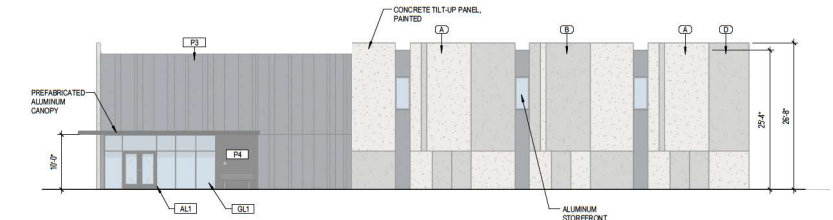
9 PANEL TYPE E  
SCALE: 3/16" = 1'-0"



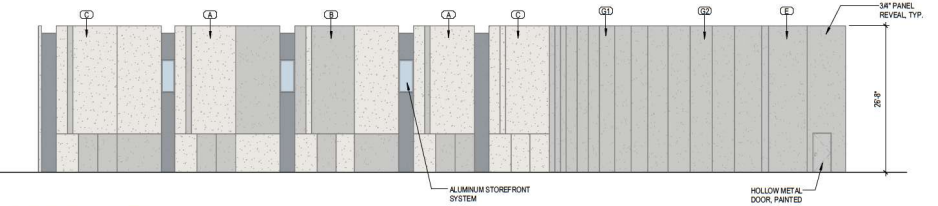
5 PANEL TYPE A  
SCALE: 3/16" = 1'-0"



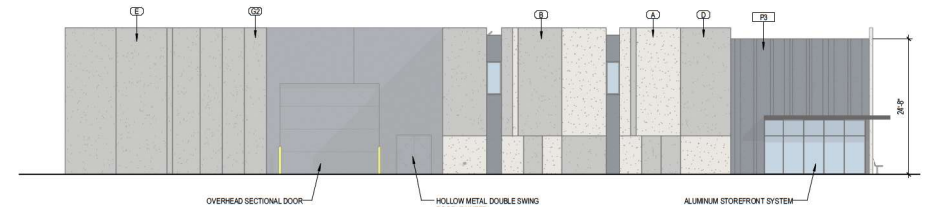
6 PANEL TYPE B  
SCALE: 3/16" = 1'-0"



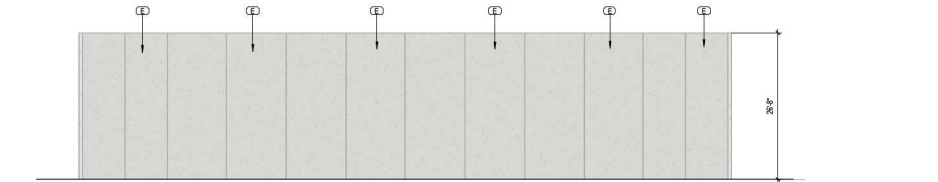
1 ELEVATION- EAST  
SCALE: 3/32" = 1'-0"



2 ELEVATION- NORTH  
SCALE: 3/32" = 1'-0"



3 ELEVATION- SOUTH  
SCALE: 3/32" = 1'-0"



4 ELEVATION- WEST  
SCALE: 3/32" = 1'-0"

# City Council

May 20, 2025

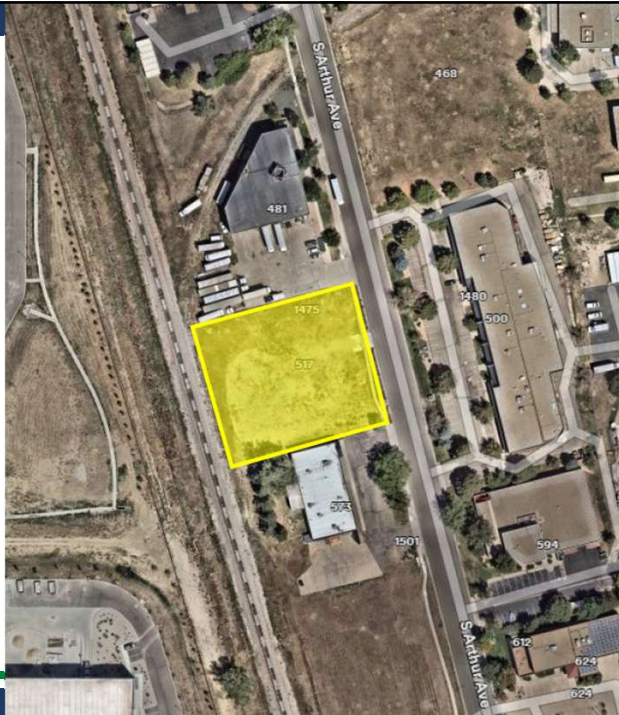
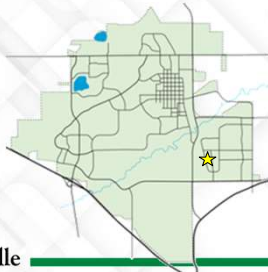
## 517 S Arthur Avenue

**Approval of Resolution No. 33, Series 2025, recommending approval of a Planned Unit Development Amendment to allow construction of a 16,294 square-foot industrial/flex building and associated site improvements.**



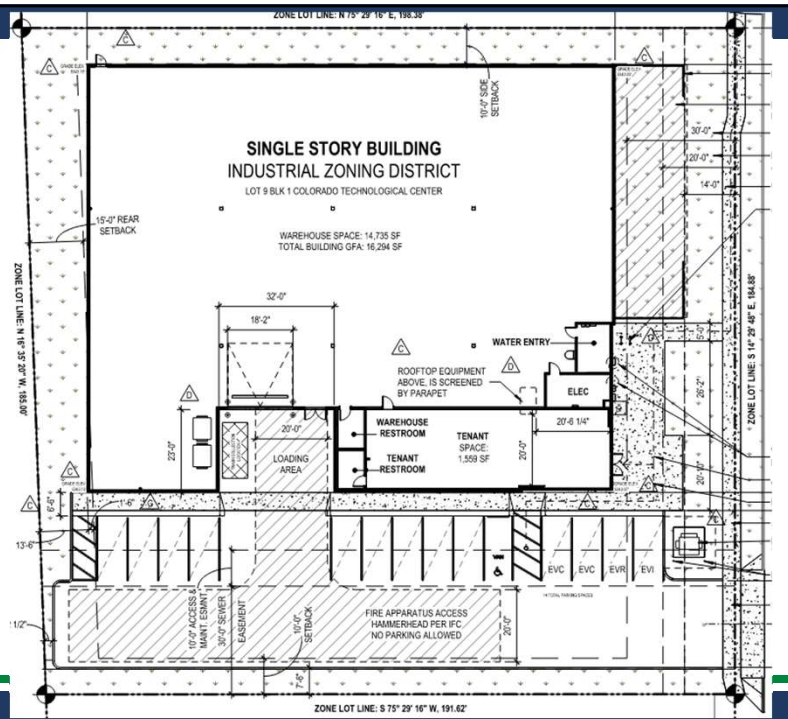
### Background:

- Colorado Technological Center (CTC)
- .86 acre (36,051 sq. ft.) vacant parcel
- Zoned Industrial (I)
- Original Plat – CTC Filing No. 1 approved in 19679



## Proposal:

- 16,294 sq. ft. industrial flex building
- Detention and water quality pond east of the site
- 14 vehicle parking spaces, 4 bicycle parking spaces
  - Parking reduction requested
- EV parking



## Proposal:

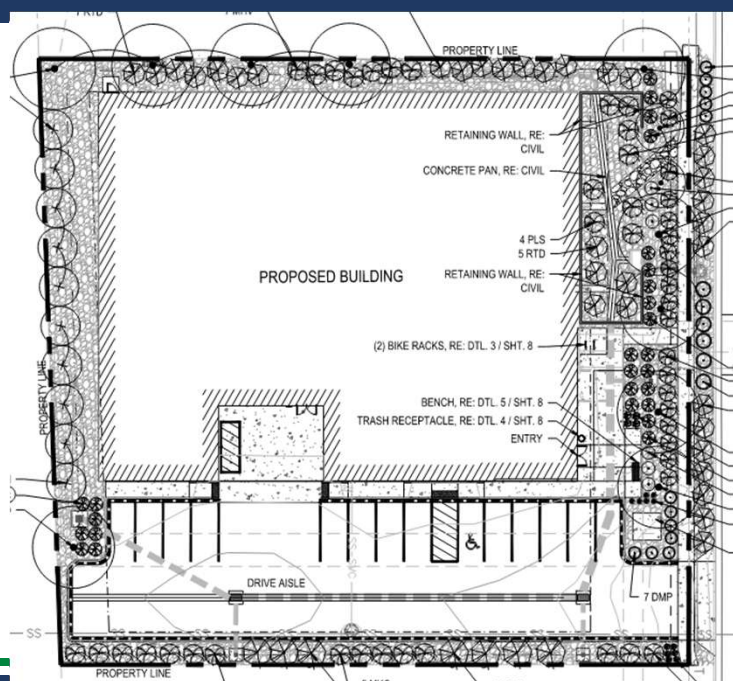
- Tilt-up concrete construction
- Primary storefront entrance to the office area
- Recessed loading and service area
- Façade articulation
- Variation in building and parapet height.





## Proposal – Landscaping:

- Meets minimum requirements with waiver request
- Low-water plantings
- No turf proposed
- Tree waiver requested



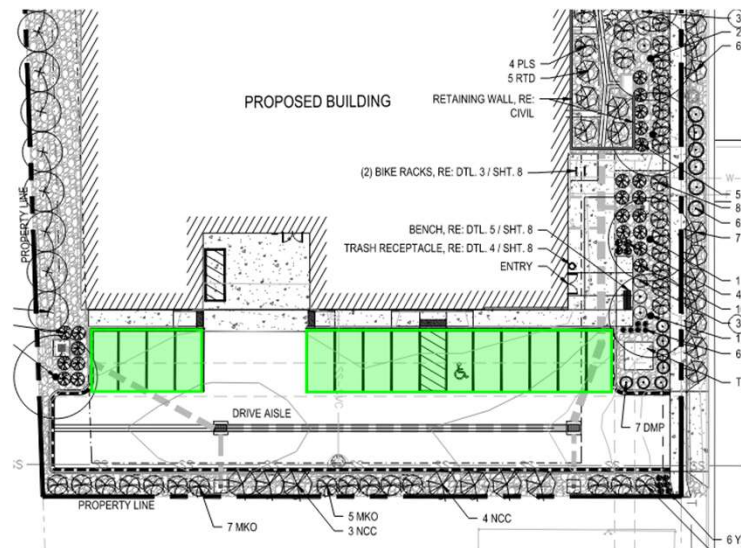
## Analysis:

- Warehouse use permitted by-right. Office and support area ancillary to warehouse use.
- Site coverage standards satisfied with a waiver.
- Vehicular circulation and parking
- Pedestrian and bicycle circulation
- Appropriate architectural design
- Landscaping standards satisfied with waiver



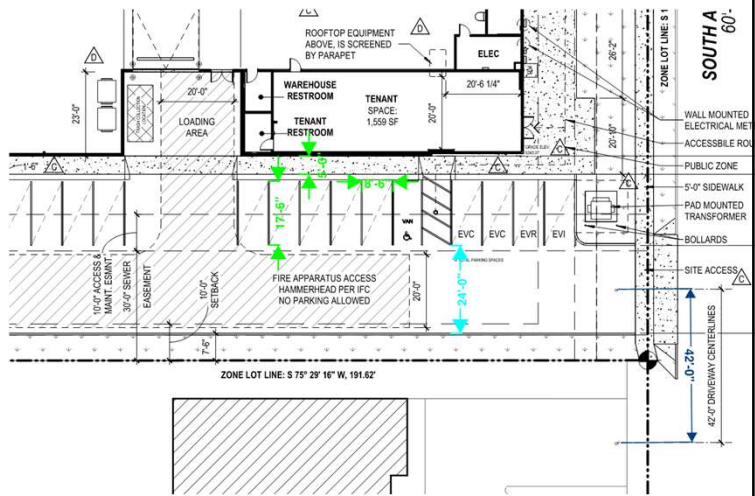
## Parking Reduction Request:

- 23 parking spaces required
- 14 spaces proposed
- EV charging provided in accordance with proposed spaces.



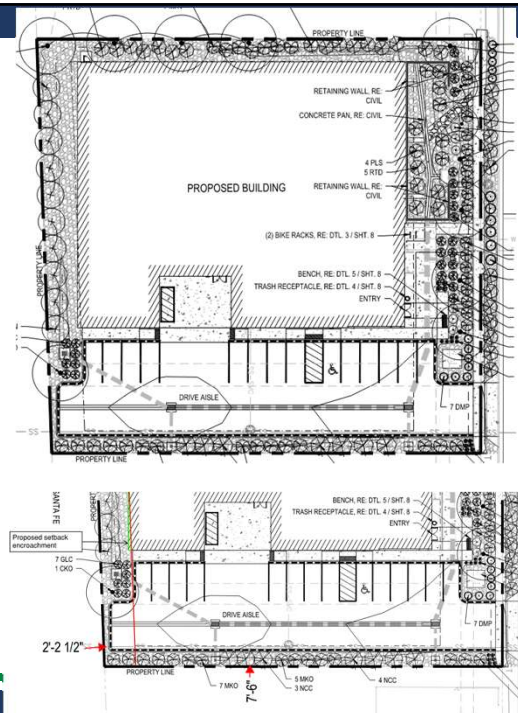
## Waiver request:

- Parking space size
  - 9' x 19' required – 8' 6" x 17' 6" proposed
- Two-way drive aisle width
  - 28 feet required – 24 feet proposed
- Driveway separation between properties
  - 75 feet required – 42 feet proposed



## Waiver request:

- Landscape buffer
  - 10 feet required – 2' 2 1/2" and 7' 6" requested.
- Rear setback
  - 15 feet required – 13' 6" proposed
- Landscape coverage
  - 25% required – 24% proposed
- Trees
  - 24 required – 22 proposed



## **Compliance:**

- Louisville Municipal Code Compliance
  - Compliance with PUD Criteria in Sec. 17.28.120
- IDDSG Compliance
  - Compliant, with seven waivers and parking reduction

## **Staff Recommendation:**

**Approval of Resolution No. 33, Series 2025 - Approval of a Planned Unit Development Amendment to allow construction of a 16,294 square-foot industrial/flex building and associated site improvements.**