

Planning Commission

Agenda

June 8, 2023

ELECTRONIC ONLY

6:30 PM

Members of the public are welcome to attend and give comments remotely.

- 1) **You can call in to +1 253 215 8782 or +1 346 248 7799 Webinar ID # 823 1948 7837 Passcode 773858**
- 2) **You can log in via your computer. Please visit the City's website here to link to the meeting: www.louisvilleco.gov/planningcommission**

The Commission will accommodate public comments during the meeting. Anyone may also email comments to the Commission prior to the meeting at:

planning@louisvilleco.gov

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
 - a. May 11, 2023
5. Public Comment on Items Not on the Agenda
6. Continued Business – Public Hearing Items
 - a. **Planned Unit Development Amendment – 916 Main Planned Unit Development, 1st Amendment *CONTINUED FROM MAY 11, 2023 – REQUEST TO CONTINUE TO JULY MEETING***
 - i. Case Planner: Amelia Hogstad Brackett, Historic Preservation Planner
 - ii. Applicant: Erik Hartronft, Hartronft Associates, p.c.
7. New Business

Persons planning to attend the meeting who need sign language interpretation, translation services, assisted listening systems, Braille, taped material, or special transportation, should contact the City Clerk's Office at 303.335-4536 or MeredythM@LouisvilleCO.gov. A forty-eight-hour notice is requested.

Si requiere una copia en español de esta publicación o necesita un intérprete durante la reunión, por favor llame a la Ciudad al 303.335.4536 o 303.335.4574.

- a. **Establishment of Tennis and Pickleball Facility Parking Ratios –**
Consideration of a resolution establishing parking ratios for tennis and pickleball facilities. (Resolution No 12, Series 2023)
 - i. Case Planner: Rob Zuccaro, Director of Community Development
 - ii. Applicant: City of Louisville

8. Planning Commission Comments

9. Staff Comments

10. Items tentatively scheduled for future meetings

June 22, 2023:

- a. Housing Study Presentation – Needs Assessment

July 13, 2023:

- a. Dark Sky Lighting Ordinance
- b. DELO Plaza PUD, 1st Amd.

11. Adjourn

Planning Commission

Meeting Minutes

May 11, 2023

City Hall, Council Chambers

749 Main Street

6:30 PM

Call to Order – Chairperson **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
Jeff Moline, Vice Chair
Allison Osterman
Tamar Krantz
Cullen Choi
Debra Baskett

Commission Members Absent: Keaton Howe, Secretary

Staff Members Present: Lisa Ritchie, Fire Recovery and
Planning Manager
Rob Zuccaro, Community Development
Director

Approval of Agenda

The agenda is approved by all members.

Approval of Minutes

The February and April minutes are approved by all members.

Public Comments on Items not on the Agenda

None is heard.

Continued Business – Public Hearing Items

- A. **Planned Unit Development Amendment – Enclave** – Adoption of Resolution 9, Series 2023 recommending approval of a Planned Unit Development Amendment to amend fence regulations for the Enclave subdivision. ***CONTINUED FROM APRIL 13, 2023.***

Applicant: City of Louisville

Case Planner: Lisa Ritchie, Planning Manager

All notice was met as required and there is no commissioner conflict of interest.

Staff Presentation:

Ritchie begins her presentation by saying that the Enclave neighborhood's PUD was approved in May of 1986. There are 60 single-family properties, with 52 of those destroyed by the Marshall Fire. Currently, the PUD regulates perimeter fences. This proposal before the commission was driven by the neighborhood.

Currently the fence regulations that govern fences that are along McCaslin requires a wood fence with unspecified height and brick columns. The neighborhood would like the brick columns to go away and would like consistency with the new fence. They would like flexibility with the materials, though. They are proposing a 6' solid fence with vertical slats and a top rail. The color would be grey. Most property owners would have a joint contract to uphold these design regulations.

The fence regulations regarding fences along Davidson Mesa currently requires a 42" California chain link. The neighborhood would like to allow wood or a composite frame. The southern border of the neighborhood also currently requires a 42" California chain link. The neighborhood would like to remove this design regulation and have this portion of the fence be under the city municipal code instead of the PUD. The fence that borders Enclave Park is proposed to keep an open space-style fence so that the park does not feel enclosed. The new standard would be that at least 80% of the fence would be an open space design with it also being 6' tall.

Staff Recommendation:

Staff is recommending approval of Resolution 9 Series 2023, recommending approval of the draft resolution amending the Enclave PUD fence regulations.

Commissioner Questions of Staff:

Krantz says when the PUD is updated, does it also state that there are no gates allowed facing Davidson Mesa.

Ritchie says we are not addressing gates in the PUD.

Choi says around the park area, could there be a wide variation of the fences installed?

Ritchie says yes, there could be because the height and material could vary fence to fence. There is a lot of design flexibility.

Commissioner Baskett attends the meeting at this time but does not participate in the discussion or vote. She participates in the next agenda item.

Krantz asks if they have the option to have no fence around the park.

Ritchie says that is correct.

Public Comment:

Sherry Sommer, Resident of Louisville

Sommer asks about the fence along Davidson Mesa. She wonders if it would be better to have some metal frames allowed so that it would not look so ugly.

Tina Fontillas, Resident of Louisville

Fontillas says she supports the proposed changes to the PUD.

Qian Wu, Resident of Louisville

Wu says regarding the fence along McCaslin that some owners are not building a fence. Does that mean there will be areas without a fence along that road?

Closing Statement by Staff:

Ritchie comments on the grey color that will be used for the fence.

Brauneis asks if there are always requirements to build fences or is it not always a requirement.

Ritchie says it is never a requirement to build one but all these current owners have made it known that they would like to install a fence. It could take time to build the fences as lots are still for sale but she cannot foresee there being any gaps in fences once everyone has built.

Krantz asks how many lots are for sale

Ritchie says she thinks it is two to three. Along the Davidson Mesa side, the homeowners do not desire a more traditional, chain link design. They would like a wood or composite material, which is less combustible.

Brauneis asks where did welded wire as a material end up with this PUD.

Ritchie says that was not a discussion for this neighborhood.

Discussion by Commissioners:

Moline says he is in support of this. He appreciates the work from the neighborhood to come together and create design guidelines.

Osterman also supports the resolution and it is in alignment with other similar approvals.

Krantz appreciates the neighborhood coming together with each other and staff. She is supportive of this.

Choi is in support of this proposal.

Brauneis agrees with his fellow commissioners comments.

Moline moves and **Osterman** seconds a motion to approve Resolution 9, 2023. Motion passes unanimously by a roll call vote.

New Business – Public Hearing Items

- A. **Planned Unit Development Amendment – Cherrywood II** – Adoption of Resolution 11, Series 2023 recommending approval of a Planned Unit Development Amendment to amend fence regulations for the Cherrywood II subdivision.

Applicant: City of Louisville
Case Planner: Lisa Ritchie, Planning Manager

All notice was met as required and there is no commissioner conflict of interest.

Staff Presentation:

Ritchie begins her presentation by saying that the Cherrywood II neighborhood's PUD was approved in October of 1991. There are 85 single-family properties, with 15 of those destroyed by the Marshall Fire. Currently, the PUD regulates perimeter fences. This proposal before the commission was driven by the neighborhood and HOA.

She mentions that this amendment is only for lots 48-64. For lots 48-62, the PUD currently requires a 6' high cedar fence. The homeowners would like more flexibility in the design materials, so anything permitted by city code. For lots 62-64, the PUD currently requires a 42" California chain link fence. These homeowners would prefer a 48" wrought iron-style fence.

Staff Recommendation:

Staff is recommending approval of Resolution 11 Series 2023, recommending approval of the draft Resolution amending the Cherrywood II PUD fence regulations.

Commissioner Questions of Staff:

Krantz mentions that lots 48-54 houses did not seem damaged from the fire. Was it just the fences that burned?

Ritchie says none of those homes or fences were destroyed by the fire. The neighborhood would like the option though to have a non-combustible material. Choi asks if there is a reason staff is not recommending a solid fence for lots 48-64.

Ritchie says primarily the neighbors requested flexibility but staff does not look at this space as the same as open space. It has minimal visibility from McCaslin as well.

Public Comment:

Roger Wilkerson, Resident of Louisville

Wilkerson expresses his support for this proposal. Our neighborhood does have an HOA and because of that, will help bring consistency and uniformity with the fences.

Maria McClure, Resident of Louisville

McClure says this proposal makes sense for the neighborhood. This provides the necessary flexibility but is also reasonable.

John Barrett, Resident of Louisville

Barrett supports the proposal and requests that the homeowners have flexibility in their fence design.

Closing Statement by Staff:

Ritchie mentions that it is approximately 600ft from McCaslin to the fence portion running north to south.

Discussion by Commissioners:

Krantz says she is in support of this recommendation.

Osterman is in support as well.

The rest of the commissioners are in agreement and all support this proposal.

Moline moves and **Osterman** seconds a motion to approve Resolution 11, 2023. Motion passes unanimously by a roll call vote.

B. Planned Unit Development Amendment – 916 Main Planned Unit Development, 1st Amendment – REQUEST TO CONTINUE TO JUNE 8, 2023

Applicant: Erik Hartronft, Hartronft Associates, P.C.
Case Planner: Amelia Hogstad Brackett, HPC Planner

Moline moves and **Krantz** seconds a motion to continue this agenda item to the June 8, 2023 meeting. Motion passes unanimously by a roll call vote.

Planning Commission Comments

Baskett asks the commission if they have seen the metal fence from McCaslin to Via Appia.

Brauneis says he has seen it.

Baskett mentions that it looks great.

Krantz mentions a town hall meeting on May 15 in Longmont that will be discussing a senate bill and affordable housing.

Staff Comments

Ritchie mentions that this is her last Planning Commission meeting with the City. The commissioners thank her for her time with the City.

Discussion Items for Next Meeting

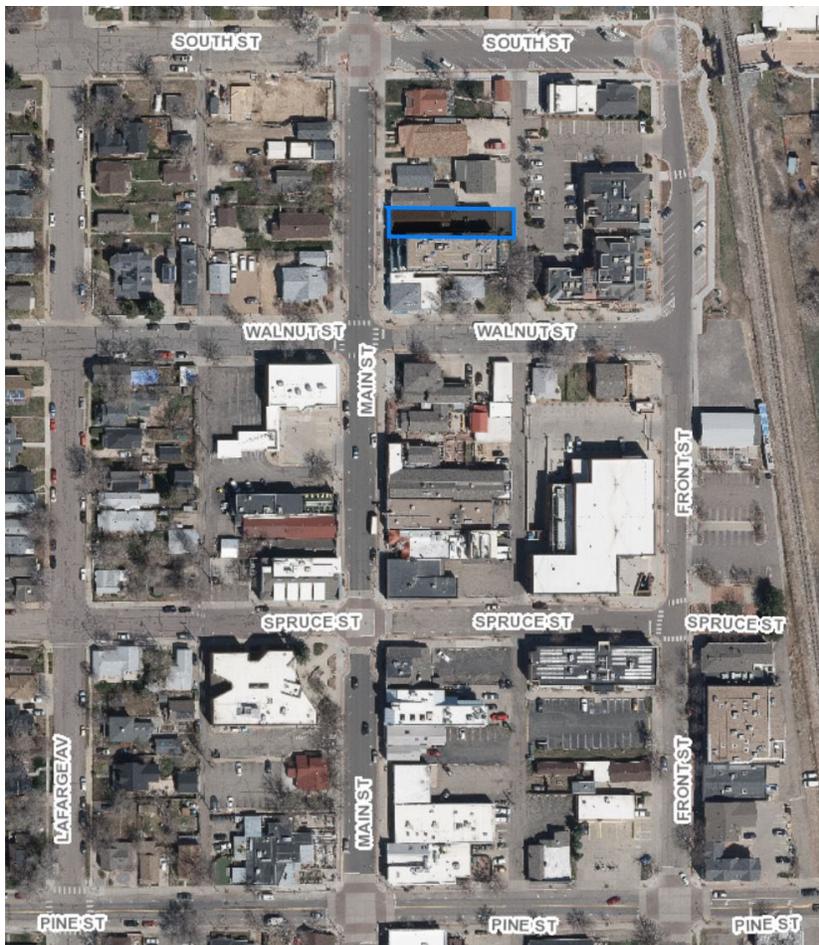
A. Dark Sky Lighting Ordinance

Adjourn

The meeting adjourns at 7:20 PM.

ITEM: PUD-0456-2023 916 Main Street PUD, 1st Amendment
PLANNER: Amelia Brackett Hogstad, Historic Preservation Planner
APPLICANT: Erik Hartronft, Hartronft Associates, p.c.
REQUEST: Consideration of a Planned Unit Development (PUD) Amendment for the property at 916 Main Street - **REQUEST TO CONTINUE TO July 13, 2023**

VICINITY MAP:



SUMMARY:

The applicant requests that this hearing be continued to the July 13, 2023 regular Planning Commission meeting.

ITEM: Resolution Establishing Parking Standards for Tennis and Pickleball Facilities

STAFF: Robert A. Zuccaro, AICP, Community Development Director

SUMMARY:

Staff is presenting a resolution establishing parking standards for *tennis and pickleball facilities*. The proposed standards are as follows:

Parking standards for tennis and pickleball facilities:

- 1. For indoor and outdoor courts, four spaces per court. No additional spaces shall be required for areas dedicated to ancillary indoor facility space such as foyers, vestibules, hallways, warmup areas, locker rooms and lavatories.*
- 2. For designated spectator areas and event spaces with fixed seating, one space per three fixed seats.*
- 3. For designated spectator areas and event spaces without fixed seating, one space per 21 square feet of seating area.*
- 4. For affiliated indoor spaces within a facility, such as retail, office or restaurant uses, the parking ratio designated for such use shall be based on the standards outlined in the Commercial Development Design Standards and Guidelines (CDDSG), or the Louisville Municipal Code Sec. 17.20.020 if the use is not specified in the CDDSG.*

[Louisville Municipal Code \(LMC\) Sec. 17.20.020.H](#) allows the planning director to establish the number of parking spaces required for uses not specified by the municipal code, with the consent of the Planning Commission, based on usage, square footage and any other relevant criteria in the municipal code.

Staff is not aware that this code provision has been used in the past to establish parking ratios for non-specified uses, but has consulted with the City Attorney on the process and ability of the Commission to authorize the ratio by resolution. If approved, this standard would be used to establish parking requirements as part of both administrative and public hearing Planned Unit Development reviews and building permits for such facilities.

BACKGROUND:

The City's [Commercial Development Design Standards and Guidelines \(CDDSG\)](#) provide minimum parking ratios for most commercial uses (see p. 22 of PDF). Any use not specified in the CDDSG defaults to the uses outlined in [LMC Sec. 17.20.020](#). Within the Planned Community Zone District (PCZD) staff classifies a tennis or pickle ball facility as a *Recreational Facility*. This particular use does not have a specific parking

designation within the applicable regulations. Outside of the PCZD zone district, staff classifies a tennis or pickleball facility as *Commercial Amusement*. LMC Sec. 17.20.020 does include standards for specific Commercial Amusement uses, such as theaters, bowling alleys, dance halls and skating rinks, but does not provide a specific standard for tennis or pickleball facilities, or any similar court-type use. This section of the code also includes an “other” category of one space per 21 sq. ft. of seating area. However, staff does not find this section applicable since tennis and pickleball courts do not include seating areas. Staff is not recommending extending the proposed standard to other types of recreational uses, such as basketball, volleyball or swimming facilities, as these uses have more participants on each court or in the designated activity areas, and would likely need a different parking ratio to ensure adequate parking.

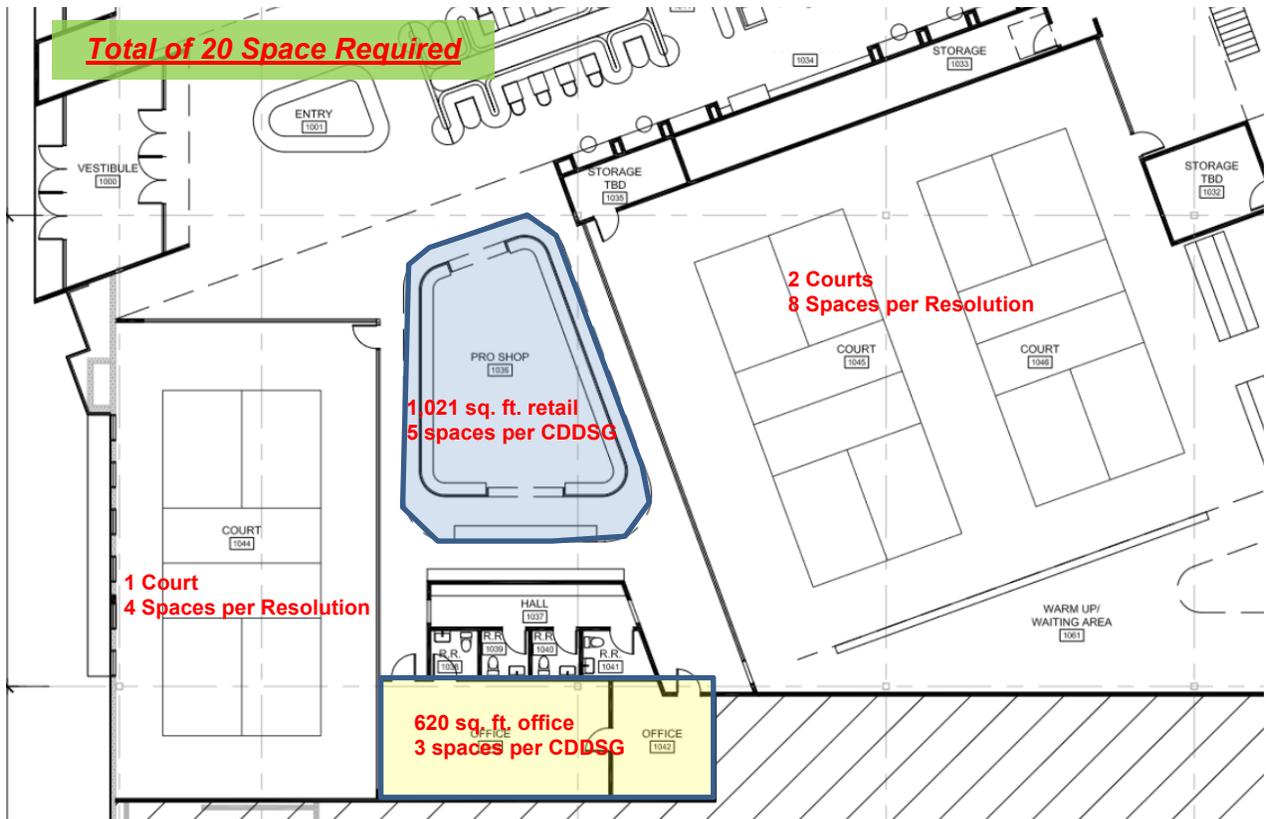
ANALYSIS:

Staff referenced an American Planning Association (APA) survey of parking codes from around the country in order to inform what would be an appropriate ratio for tennis and pickleball facilities. The publication includes several specific parking standards for tennis facilities, but does not address pickleball facilities. However, the number of players per court for pickleball, and use of affiliated spaces, would be analogous to a tennis facility, thus, staff recommends grouping these two uses together. The following is a summary of tennis facility parking requirements included in the survey.

- 2 spaces per court: Des Moines, Iowa
- 3 spaces per court: Baton Rouge, Louisiana
- 3 spaces per court, plus parking for any other uses on site: San Mateo, California
- 4 spaces per court, plus 1 space per 4 spectator seats: Clemson, South Carolina
- 4 spaces per court, plus spaces for affiliated uses such as retail stores and restaurants: Gurnee, Illinois
- 5 spaces per court: Niagara Falls, New York
- 1 space for each 3 patrons at maximum occupancy, plus one space per employee, plus spaces for affiliated uses, such as restaurants, bars, pro shops, and therapy services: Beverly Hills, California

The exhibit on the following page shows part of a pickleball facility layout to demonstrate how the parking standards would be applied. In this case, the three pickleball courts would require 12 parking spaces, the pro shop retail area would require 5 parking spaces, and the office space would require 3 parking spaces, for a total 20 parking spaces to support the area shown. There are entryways, hallways, lavatories and storage areas ancillary to the courts, but those would not be used to calculate parking requirements. The pro shop and office space use the ratios in the CDDSG to determine the parking requirement those uses.

If approved by the Planning Commission, this resolution would set the parking ratio for tennis and pickleball facilities unless the City adopts a municipal code amendment that establishes a different standard for the use, or a new determination was made by planning director and authorized by the Planning Commission under the current code.



PUBLIC COMMENT:

No public comments have been received by staff.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution 12, Series 2023, establishing parking standards for tennis and pickleball facilities.

ATTACHMENTS:

1. Resolution 12, Series 2023

**RESOLUTION NO. 12
SERIES 2023**

**A RESOLUTION ESTABLISHING A PARKING STANDARD FOR TENNIS AND
PICKLEBALL FACILITIES**

WHEREAS, the City of Louisville Commercial Development Design Standards and Guidelines (CDDSG) and the Louisville Municipal Code do not specify a parking standard for tennis and pickleball facilities; and

WHEREAS, tennis and pickleball facilities have unique parking needs based on how such facilities are utilized; and

WHEREAS, the City regulates parking for commercial properties to ensure adequate parking is provided for each use and parking is designed to be functional and safe for each use; and

WHEREAS, Louisville Municipal Code Sec. 17.20.020.H. allows the Director of Planning to establish the number of parking spaces required for uses not specified by the municipal code, with the consent of the Planning Commission, based on usage, square footage and other criteria in the municipal code.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Louisville, Colorado does hereby consent to the following parking standards established for tennis and pickleball facilities:

1. For indoor and outdoor courts, four spaces per court. No additional spaces shall be required for areas dedicated to ancillary indoor facility space such as foyers, vestibules, hallways, warmup areas, locker rooms and lavatories.
2. For designated spectator areas and event spaces with fixed seating, one space per three fixed seats.
3. For designated spectator areas and event spaces without fixed seating, one space per 21 square feet of seating area.
4. For affiliated indoor spaces within a facility, such as retail, office or restaurant uses, the parking ratio designated for such use shall be based on the standards outlined in the Commercial Development Design Standards and Guidelines (CDDSG), or the Louisville Municipal Code Sec. 17.20.020 if the use is not specified in the CDDSG.

PASSED AND ADOPTED this 8th day of June, 2023

By: _____
Steve Brauneis, Chair
Planning Commission

Attest: _____
Jeff Moline, Secretary
Planning Commission