

Planning Commission

Agenda

**November 14, 2024
City Hall, Council Chambers
749 Main Street
6:30 PM for Regular Meeting**

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 regular 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 – August
5. Public Comment on Items Not on the Agenda
6. New Business - Public Hearing Items
 - a. **Minor Subdivision and Subdivision Modifications – 824 Lee Avenue:**
Consideration of Resolution 12, Series 2024, regarding a recommendation to City Council for a Minor Subdivision and Subdivision Modifications to replat three existing lots.
7. Planning Commission Comments
8. Staff Comments

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.

9. Select Items Tentatively Scheduled for Future Meetings

- a. Coal Creek Village mixed use development (continued from October Planning Commission)

10. Adjourn

Planning Commission

Meeting Minutes

August 8, 2024

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
Debra Baskett, Secretary
David Bangs
Cullen Choi
Jennifer Hunt
Jonathan Mihaly

Staff Members Present: Jeff Hirt, Planning Manager
Ben Jackson, Planning Clerk

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Motion to approve the minutes for the March 2024 meeting was moved by **Hunt**, seconded by **Baskett**, and adopted by voice vote.

Motion to approve the minutes for the April 2024 meeting was moved by **Mihaly**, seconded by **Hunt**, and adopted by voice vote.

Motion to approve the minutes for the May 2024 meetings was moved by **Baskett**, seconded by **Choi**, and adopted by voice vote.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None were heard.

PUBLIC HEARING ITEMS – NEW BUSINESS

- a) **PUD Amendment – 947 Pine:** Regarding a recommendation to City Council for a PUD for a bar with virtual outdoor mini golf **REQUEST TO RENOTICE**

Hirt informed the Commission that this item needed to be re-noticed, and that no action was required from the Commission.

DISCUSSION ITEM – NEW BUSINESS

- a) **Comprehensive Plan Update – Affirmation of Vision and Core Values.**

Staff Presentation:

Hirt provided an update on the progress of the Comprehensive Plan, and spoke about why staff wanted the Commission to provide a recommendation to the City Council on the draft Vision and Values statements.

Alison Cotey, consultant with Design Workshop, outlined the proposed draft Vision and Values statements for the Comprehensive Plan, and how they came up with those statements.

Commissioner Discussion:

There was a discussion about how concise the vision statements should be, and whether they should be more open ended. There was a desire for the language to reflect that there could be multiple ways to achieve an end goal, not just one. There was also desire for some of the language to be stronger and more proactive. However, there was also a consensus for other visions, like the community connections, to be softer in order to make it more approachable. One suggestion was to replace the phrase “connected community” with the term “neighbors”.

There was also a discussion of what would happen when the vision and values statements were in conflict.

Cotey said that this issue would be discussed during the next stage related to future growth scenarios and options for goals and strategies, where they would be able to evaluate the trade-offs when these values are in conflict.

There was a discussion about how development related to community character, and whether this value should be broader.

Hirt said that the intent of this value was more about physical changes to the community, rather than just being about new development.

There was a consensus that this value should be renamed to something that better reflected its intentions. There was also a suggestion that “development” be replaced with alternative language, like “change”. There was agreement that “change” would be a more appropriate term.

Cotey then explained the next steps for the Comprehensive Plan process to the Commission.

PLANNING COMMISSION COMMENTS

Baskett spoke about the information session about the proposed development at the Cinebarre site, and said that she would be interested in seeing a report from staff on the development. She noted that the information session was also well attended.

STAFF COMMENTS

None were heard.

ADJOURNMENT

Motion to adjourn was moved by **Choi**, seconded by **Baskett**, and adopted by voice vote. The Commission adjourned at 7:48pm.

ITEM: PLAT-0489-2023 – Request to consider the East Louisville Subdivision Replat B and Subdivision Modifications to re-subdivide the three lots on the property located at 824 Lee Avenue.

PLANNER: Emily Cline-Gibson, Planner II

APPLICANT: Erik Hartronft, Hartronft Associates p.c.

OWNER(S): Michael Reis, Michaelreis, LLC
Douglas Evans
Mary Evans
Kristen Kowalczyk

EXISTING ZONING: Residential Medium Density (R-M)

LOCATION: 824 Lee Avenue

TOTAL SITE AREA: +/- .28 acres, 12,063 square feet

REQUEST: Approval of Resolution 12, Series 2024 recommending approval of a Minor Subdivision, Replat B of the East Louisville Subdivision, with subdivision modifications to re-subdivide the three lots on the property located at 824 Lee Avenue.

VICINITY MAP:



SUMMARY:

The applicant, Erik Hartronft, is requesting approval of a Minor Subdivision to adjust lot lines for the three lots on the property located at 824 Lee Avenue that currently have one single family home. The proposed lots, if approved, will be the sites of a total of three future single-family homes.

BACKGROUND:

The subject property is 12,063 square feet and located on Lee Avenue, adjacent to Miners Field. The property is zoned Residential Medium Density (R-M) and is subject to the Old Town Overlay (OTO) zoning and design standards. The R-M zone district has a minimum lot area of 3,500 square feet per dwelling unit, so the existing property is already large enough for up to three dwelling units. Adjacent zoning is R-M on all sides.

The subject property includes Lots 1-3 of the East Louisville Subdivision that was platted in 1906. Alley access is from Lee Avenue and Park Street. It is in the Miners Field neighborhood, which has 26 residential lots consisting of primarily single-family homes with two multi-family dwellings along Spruce Street. Three Historic Landmarks are in the neighborhood, including the adjacent Trott-Downer Cabins, the Guenzi House at 1036 Walnut Street, and the Restas-Morgan House at 1131 Spruce Street.

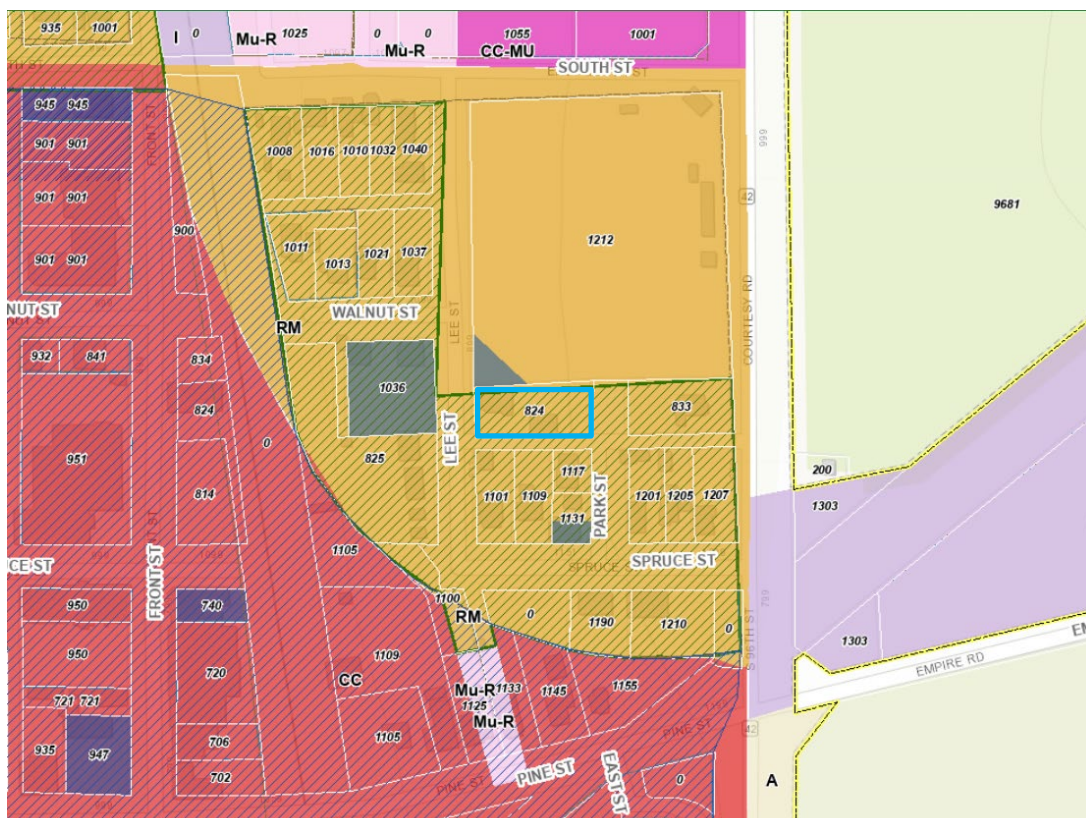


Figure 1. Zoning map. The subject property is outlined in light blue. The dark blue shaded properties represent Historic Landmarks, and crosshatching represents the OTO.

One existing single-family house and one existing detached garage are located on the subject property. The single-family house was constructed in 1935, making it eligible for Louisville historic landmarking, as described in Sec. 15.36.050 of the Louisville Municipal Code (LMC). On January 22, 2024, the Historic Preservation Commission (HPC) reviewed and released a demolition request for the existing buildings on the property. The demolition release allowed 180 days from HPC approval for a demolition permit application to be submitted. City records show that no demolition permit application has been received, so HPC must review the request again before any structures are demolished.

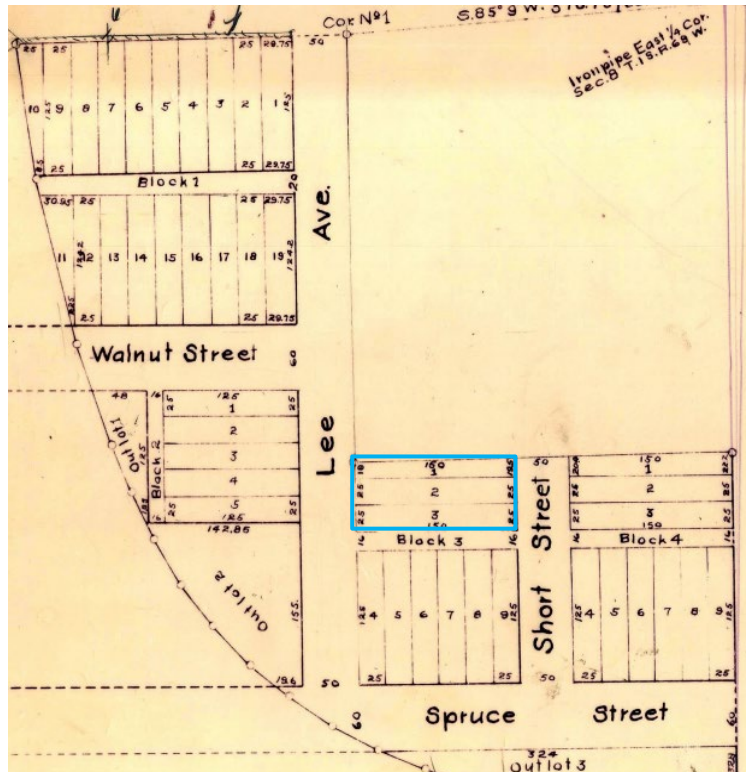


Figure 2. East Louisville Plat, showing lots 1-3 of Lee Avenue and the previous Short Street connection. The subject property is outlined in blue.



Figure 3. The existing single-family house and detached garage at 824 Lee Avenue. Alley access can be seen on the right and the landmarked Trott-Downer Cabins shown to the left.

There were two previous vehicular access points from Highway 42 to the Miners Field neighborhood, one located from the alley and the other from Spruce Street, however, both access points permanently closed between 2018-2019 and the current sole access point to the neighborhood is via South Street to Lee Avenue.



Figure 4. Vehicular access to the Miners Field neighborhood. The subject property is outlined in blue. Previous access points are shown to the right.

PROPOSAL:

The minor subdivision request is to adjust the existing lot lines on the property. The subject property is currently comprised of three lots, and the application proposes reconfiguring the lots to better accommodate two additional dwelling units. The current lots are divided eastward along Lee Avenue and have approximate widths of 18 feet to 25 feet, with approximate lot sizes of 2,700 square feet to 3,750 square feet.

The proposed Lots 1-3 will be 4,689 square feet, 3,851 square feet, and 3,523 square feet, respectively (see Figure 5 below). Lot 1 will be 33.9 feet wide and 124.6 feet deep. This proposed lot will extend south between Lots 2 and 3 to provide 12-foot alley drive access. Lot 2 will also be 33.9 feet wide and 112.5 feet deep. Lot 3 will be 50.5 feet wide and 69.4 feet deep. Lots 1 and 2 will face Lee Avenue and Lot 3 will face the alley and Park Street. No existing easements are proposed to be vacated, but new utility and

drainage easements are proposed on Lots 1 and 2. The proposed grading, drainage, and utility easements have been reviewed and accepted by Public Works.

The application also requests approval of the following five subdivision modifications:

1. Allow vehicular access to an alley for Lot 3, where vehicular access to a street is required by LMC Sec. 16.16.050.B.
2. Allow the maximum depth for Lots 1 and 2 to exceed 2.5 times the width (see Figure 5 below), where maximum depth of 2.5 times the width is required by LMC Sec. 16.16.050.C.
3. Allow the minimum lot width of Lots 1 and 2 to be 33.5 feet, where 50 feet is required by LMC Sec. 16.16.050.D.
4. Allow the minimum lot width for Lots 1 and 2 to be 33.5 feet in lieu of 60 feet for the R-M zone district, as required by LMC Sec. 17.12.040.
5. Allow the minimum lot size to be 3,500 square feet (see Figure 5 below), where 7,000 square feet is required for the R-M zone district, as stated in LMC Sec. 17.12.040.

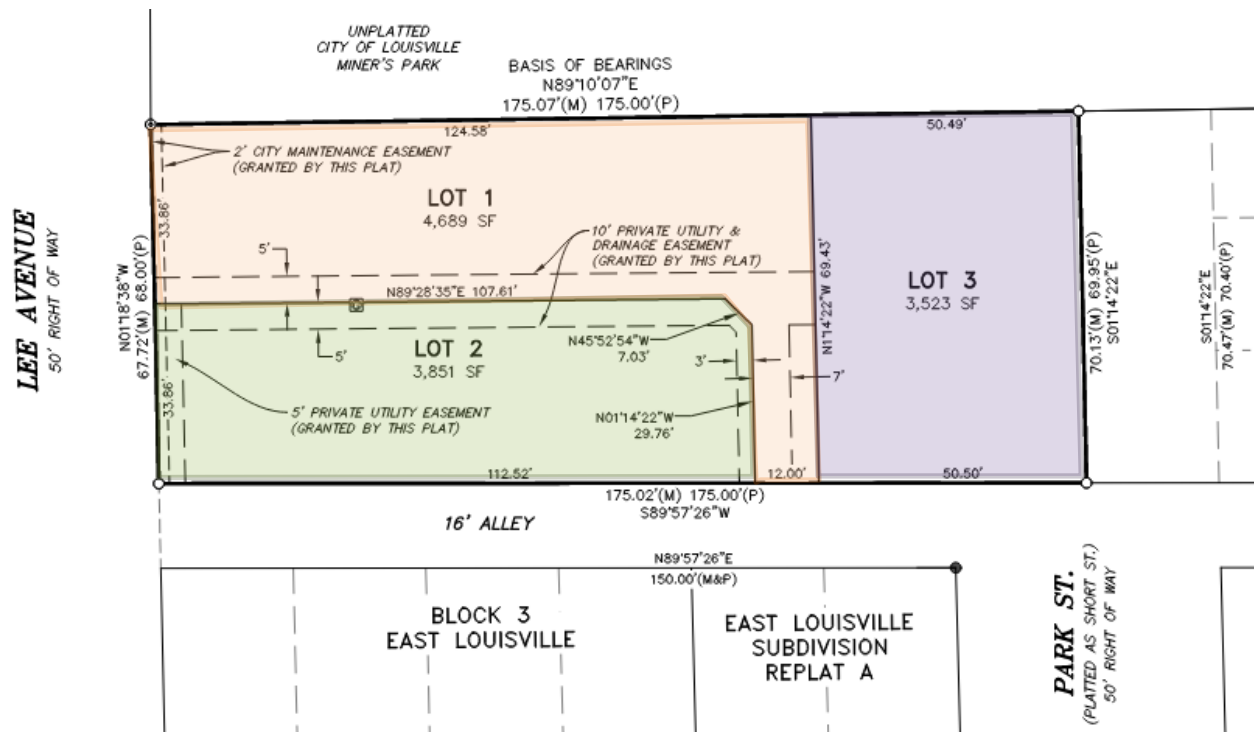


Figure 5. Proposed subdivision of property.

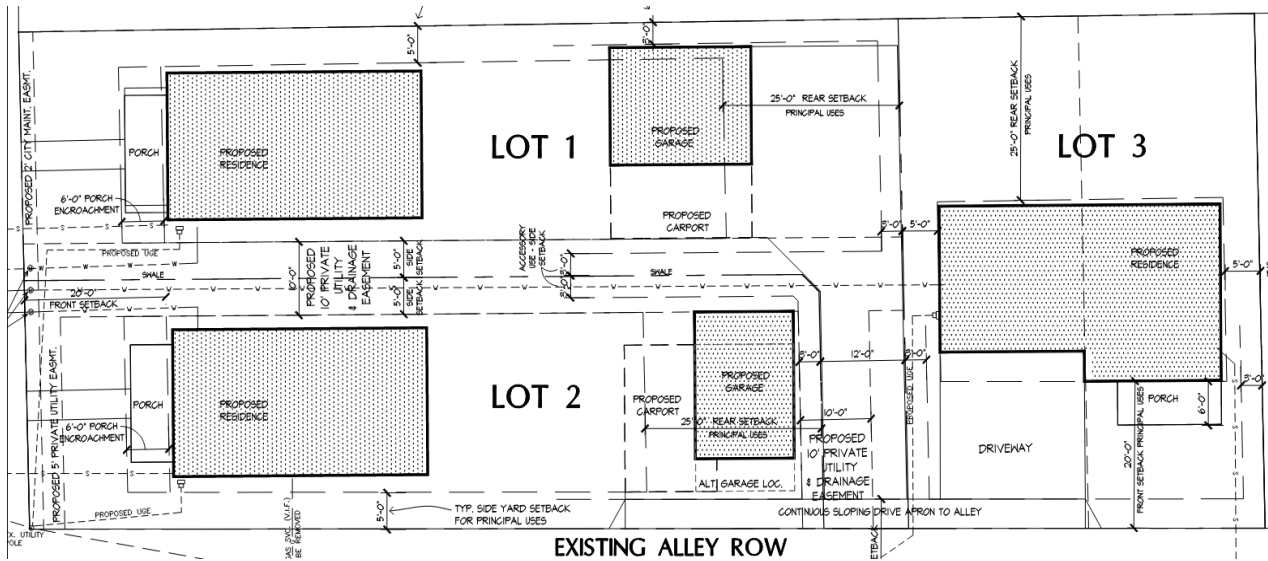


Figure 6. Conceptual site plan of three single-family dwellings, one per lot. The conceptual configuration complies with Old Town Overlay zoning standards. This conceptual site plan is illustrative only and is not part of the requested minor subdivision approval.

ANALYSIS:

The subdivision of property in Louisville is regulated by Title 16 of the Louisville Municipal Code (LMC). Staff find the proposed re-plot is eligible for a Minor Subdivision procedure in LMC Sec. 16.12.110.C, because the subdivision contains a solely residential use and results in not more than four dwelling units. This eliminates the need for review of a preliminary plat prior to review of the final plat, so Planning Commission is reviewing the final plat for recommendation to the City Council.

Staff reviewed the plat against the final plat criteria and subdivision design standards in LMC Sec. 16.12.090 and LMC Chapter 16.16, and applicable City codes and standards for access, drainage and utilities as summarized below.

Final Plat Criteria:

LMC Section 16.12.075 establishes the following rationale for consideration of final plats by Planning Commission and City Council:

1. *Whether the plat conforms to all of the requirements of this title;*
 - Outside of the five modifications described above, staff find that the application conforms to all other requirements of Title 16.
 - Staff find that although Lot 3 fronts an alley, the configuration of Lot 3 provides direct access to Park Street, addressing LMC Sec. 16.04.040.D. that requires access to a public street.
2. *Whether approval of the plat will be consistent with the city’s comprehensive plan, applicable zoning requirements, and other applicable federal, state and city laws;*

- Staff find that the request is consistent with the Comprehensive Plan, as it allows for reinvestment while maintaining compatibility with existing neighborhood character (Principle NH-4, p. 38). The request also addresses the City's Housing Plan Goal 1 to Increase Residential Development Opportunities (Housing Plan p. 4).
 - Staff find that the request is consistent with the Highway 42 Framework Plan which calls for no significant change to the Miners Field neighborhood, recommending future development be consistent with R-M zoning densities set at 12 dwelling units per acre (du/ac) (p. 46 of Framework Plan). The proposed subdivision and subsequent future development of three single-family homes is approximately 11 du/ac.
 - Staff find that the application is consistent with all applicable zoning requirements except where modifications have been requested as described in this report.
3. *Whether the proposed subdivision will promote the purposes set forth in section 16.04.020 of this Code and comply with the standards set forth in chapter 16.16 of this Code and this title.*
- Staff find that the application will promote the purposes in LMC 16.04.020, including promoting orderly growth and harmonious development, protecting the character of the city, and regulating the land on the basis of the impact thereof on the surrounding area.
 - Staff find that the application is consistent with all the standards set forth in LMC Chapter 16.16 except in the requested modifications that are addressed below in the Modification Criteria evaluation section.

Modification Criteria:

LMC Section 16.24.030 establishes the following criteria for consideration of modifications to final plats; applications must also comply with LMC Section 16.04.020 (Purpose, discussed above) and LMC Section 16.24.010 (Modifications).

1. LMC Section 16.24.010-Modifications: *The city council, upon advice of the planning commission, may authorize modifications where a subdivider proposes a plat that does not fully comply with the regulations in this title or title 17. No modification shall be granted if it would be detrimental to the public good or impair the basic intent and purposes of this title or title 17. Any modification granted shall be in keeping with the intent of the comprehensive development plan of the city.*
 - The Residential Medium (R-M) and Old Town Overlay (OTO) zoning in Title 17 addresses neighborhood character through standards related to lot size, lot width, and building mass, scale, and design. Title 16 (Subdivisions) establishes minimum lot widths and depths for subdivisions. This proposal includes modifications to lot size, lot width, and lot depth. However, those modifications would have a minimal effect on density and mass, and no effect on scale or design.

- Staff find the modification requests are in conformance with the purpose and intent of Title 16 and 17 as well as adopted plans and policies, because the proposed subdivision would promote smaller homes on smaller lots with a mix of street and alley access, which is consistent with the neighborhood character. Since the property is currently permitted by-right for up to three dwellings, staff find the modifications support the development of the additional units.

2. Section 16.24.030.A-Modification review criteria:

1. *That there are unique physical circumstances or conditions such as irregularity, narrowness or shallowness of the property, or exceptional topographical conditions, or other physical conditions peculiar to the affected property;*

- Staff find that the application meets this criterion because the existing lots are uniquely narrow, with lot depths exceeding eight times the lot widths.

2. *That because of such physical circumstances or conditions, the property cannot be reasonably developed in conformity with the provisions of title 16 and title 17 resulting in a hardship;*

- Staff find that the lot lines must be adjusted if the applicant intends to construct three dwellings on the lot, which is permitted based on total square footage of the property with the current R-M zoning.
- Staff find that the proposed subdivision will allow for development of three houses on the lots because each lot will be wider, shallower, and will be allotted more square footage than the existing lots (see Table 1 below).

Table 1. Existing and Proposed Lot Sizes			
	Width (feet)	Depth (feet)	Lot Size (square feet)
Existing Lot 1	18	150	2,700
Proposed Lot 1	33.4	124.6	4,689
Existing Lot 2	25	150	3,750
Proposed Lot 2	33.4	112.5	3,851
Existing Lot 3	25	150	3,750
Proposed Lot 3	50.5	69.5	3,523

Table 1. Existing and proposed lot sizes.

3. *That such hardship has not been created by the applicant;*

- Staff find that hardship has not been created by the applicant. The East Louisville Subdivision was created in 1906, and the applicant inherited the current lot configuration.

4. *That the modification, if granted, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property;*
- Staff find the modification will not alter the essential character of the neighborhood nor impair the appropriate use or development of adjacent property. The Miners Field neighborhood is characterized by small lots with small homes on each lot, with mixed access off alleys and public streets.
 - Staff find the modification will be in-line with lot widths, depths, and sizes of other lots in the neighborhood, several of which also do not comply with the current R-M zoning standards.

Table 2. Comparison of Lot Widths and Sizes in the Miners Field Neighborhood			
Address	Approximate Frontage Width (feet)	Approximate Lot Depth (feet)	Approximate Lot Size (square feet)
<i>Proposed Lot 1</i>	34	108-125	4,689
<i>Proposed Lot 2</i>	34	108-113	3,851
<i>Proposed Lot 3</i>	50	69	3,523
1008 South St.	76	124	8,419
1016 South St.	51	124	5,937
1010 South St.	43	124	5,169
1032 South St.	32	124	4,046
1040 South St.	54	124	6,406
1011 Walnut St.	36	95-123	7,454
1013 Walnut St.	60	95	5,672
1021 Walnut St.	47	120	5,775
1037 Walnut St.	52	120	6,249
1101 Spruce St.	52	127	6,627
1109 Spruce St.	50	127	6,568
1131 Spruce St.	70	54	3,642
1117 Spruce St.	60	54	3,151
1201 Spruce St.*	50	130	6,322
1205 Spruce St.*	40	130	5,043
1207 Spruce St.*	60	130	7,610
* = Property is in a cul-de-sac, where minimum lot widths of 35 ft. are permitted.			

Table 2. Width, depth, and size of lots in the Miners Field neighborhood. The bold numbers represent non-conformance with current R-M zoning standards and subdivision requirements.

5. *That there are no reasonable alternatives that would remove the need for the requested modification or would reduce the amount of the modification.*
 - Staff find that there are no alternatives to the request that would result in the same number of subdivided lots with even distribution of square footage and access.

6. *That no additional dwelling units shall result from approval of the modification beyond what the underlying zoning would otherwise allow.*
 - Staff find that the increase in dwelling units from one to three would be in conformance with the number of dwelling units allowed in the R-M zone under the current lot size.

Staff find that all the modification criteria are met and therefore recommends approval of the modification requests for the Minor Subdivision.

PUBLIC COMMENTS:

No public comments were received by staff at the time of publication of this report.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution 12, Series 2024 recommending approval of the East Louisville Subdivision Replat B and Subdivision Modifications for 824 Lee Avenue.

ATTACHMENTS:

1. Resolution No. 12, Series 2024
2. East Louisville Subdivision Replat B
3. Grading Plan and Drainage Letter
4. Schematic Site Plan
5. Application Materials

**RESOLUTION NO. 12
SERIES 2024**

**A RESOLUTION RECOMMENDING APPROVAL OF THE EAST LOUISVILLE
SUBDIVISION REPLAT B MINOR SUBDIVISION AND SUBDIVISION
MODIFICATIONS**

WHEREAS, there has been submitted to the Louisville Planning Commission an application for a Minor Subdivision to replat the three lots located at the property at 824 Lee Avenue; and

WHEREAS, City staff has reviewed the information submitted and found that the application complies with the Louisville subdivision 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 November 14, 2024 where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission staff report dated November 14, 2024.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval of the final plat request for the East Louisville Subdivision Replat B Minor Subdivision and Subdivision Modifications.

PASSED AND ADOPTED this 14th day of November, 2024.

By: _____
Steve Brauneis, Chair
Planning Commission

Attest: _____
Debra Baskett, Secretary
Planning Commission

EAST LOUISVILLE SUBDIVISION REPLAT B
 A REPLAT OF LOTS 1-3, BLOCK 3, EAST LOUISVILLE
 LOCATED IN THE SOUTHEAST 1/4 SECTION 8, TOWNSHIP 1 SOUTH,
 RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

CERTIFICATE OF DEDICATION, OWNERSHIP, AND MAINTENANCE:

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNER OF A TRACT OF LAND DESCRIBED IN DEED RECORDED IN THE RECORDS OF BOULDER COUNTY COUNTY AT RECEPTION NO. 03649022 ON APRIL 9, 2018, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1, 2 AND 3, BLOCK 3, EAST LOUISVILLE, AND THE WEST HALF OF VACATED SHORT STREET ADJACENT THERETO, VACATED BY ORDINANCE NO. 460, RECORDED AT RECEPTION NO. 00147747, COUNTY OF BOULDER, STATE OF COLORADO.

CONTAINING 12,063 SQUARE FEET OR 0.277 ACRE, MORE OR LESS.

HAS LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF EAST LOUISVILLE SUBDIVISION REPLAT B.

OWNERSHIP SIGNATURE BLOCK:

HAVE LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS UNDER THE NAME OF EAST LOUISVILLE SUBDIVISION REPLAT B AND ALSO DEDICATE EASEMENTS AS SHOWN ON SAID EAST LOUISVILLE SUBDIVISION REPLAT B AS LAID OUT AND DESIGNATED ON THIS PLAT.

EXECUTED THIS _____ DAY OF _____ A.D., 20____

MICHAEL REIS _____ DOUGLAS EVANS _____

KRISTEN KOWALCZYK _____ MARY EVANS _____

ACKNOWLEDGEMENT:

STATE OF COLORADO)
 COUNTY OF _____)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____.

MY COMMISSION EXPIRES _____

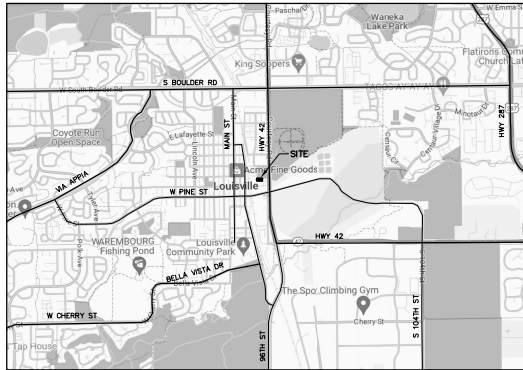
NOTARY PUBLIC _____ WITNESS MY HAND AND SEAL _____

BOUNDARY CLOSURE REPORT:

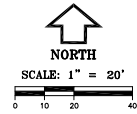
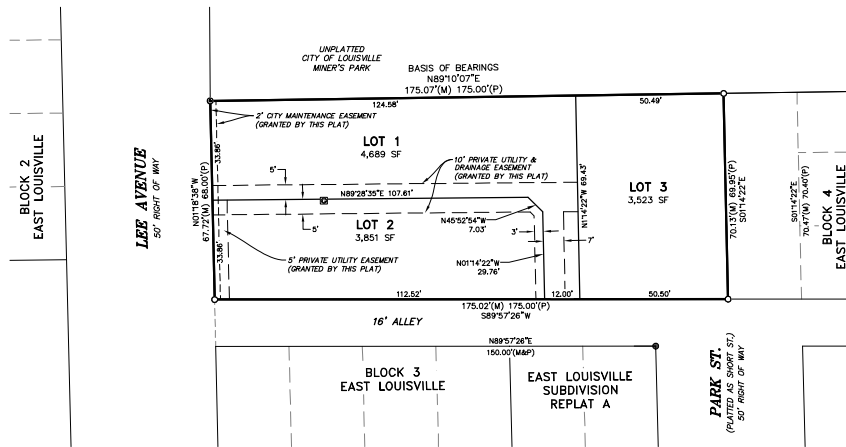
NORTH: 1,235,212.07' EAST: 3,103,905.99'
 SEGMENT # 1: LINE COURSE: N89°10'07"E LENGTH: 175.07'
 NORTH: 1,235,214.61' EAST: 3,104,081.04'
 SEGMENT # 2: LINE COURSE: S01°14'22"E LENGTH: 70.13'
 NORTH: 1,235,144.50' EAST: 3,104,082.56'
 SEGMENT # 3: LINE COURSE: S89°57'26"W LENGTH: 175.02'
 NORTH: 1,235,144.37' EAST: 3,103,907.54'
 SEGMENT # 4: LINE COURSE: N01°18'38"W LENGTH: 67.72'
 NORTH: 1,235,212.07' EAST: 3,103,905.99'
 PERIMETER: 487.94' AREA: 0.277ACRE
 ERROR CLOSURE: 0.00 COURSE: S06°12'06"W
 ERROR NORTH: -0.002 EAST: 0.000
 PRECISION 1: 487,940,000.00

LEGEND

- FOUND #5 REBAR WITH 1.25" YELLOW PLASTIC CAP, EHRHART PLS 29414
- FOUND #5 REBAR WITH 1.25" YELLOW PLASTIC CAP, LS 10948
- ⊙ FOUND 1.5" ALUMINUM CAP, LS 16406 - UNLESS NOTED OTHERWISE
- (P) PLATTED DISTANCE
- (M) MEASURED DISTANCE



VICINITY MAP
 SCALE 1" = 2000'



SURVEYOR'S NOTES:

- 1) THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EHRHART LAND SURVEYING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT OR VERIFY EASEMENTS OF RECORD. REFERENCE IS MADE TO FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 5509-4062558, WITH A COMMITMENT DATE OF MAY 1, 2023 FROM WHICH THIS SURVEY IS BASED. THIS PROPERTY IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS RELATING TO THE USE AND CHARACTER OF THE LAND AND ALL MATTERS APPEARING OF PUBLIC RECORD AND AS MAY BE DISCLOSED BY A MORE RECENT TITLE COMMITMENT OR REPORT.
- 2) LINEAL UNITS USED ARE U.S. SURVEY FEET.
- 3) BASIS OF BEARINGS: THE NORTH LINE OF THE SUBJECT PROPERTY, BEARING N89°10'07"E (ASSUMED), A DISTANCE OF 175.07 FEET, MONUMENTED AS SHOWN HEREON.
- 4) RIGHT-OF-WAY AND LOT AND BLOCK INFORMATION WAS TAKEN FROM THE PLAT OF EAST LOUISVILLE, RECORDED JUNE 18, 1906 AT RECEPTION NO. 90046867.
- 5) FLOOD ZONE CLASSIFICATION: SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS OF LESS THAN 0.2% ANNUAL CHANCE FLOOD) PER FLOOD INSURANCE RATE MAP FOR BOULDER COUNTY, COLORADO AND INCORPORATED AREAS, MAP NUMBER 0801300582K, REVISED AUGUST 15, 2019.
- 6) NOTICE: 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 SURVEYOR'S STATEMENT SHOWN HEREON.
- 7) PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS RULE 1.6.8.2, THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

MODIFICATIONS:

- 1) A MODIFICATION TO ALLOW THAT THE MAXIMUM DEPTH OF ALL RESIDENTIAL LOTS SHALL NOT EXCEED 3.7 TIMES THE WIDTH THEREOF, WHERE 2.5 TIMES THE WIDTH IS REQUIRED BY TITLE 16.
- 2) A MODIFICATION TO ALLOW THAT THE MINIMUM LOT WIDTH SHALL BE 33'-6" WHERE 50'-0" IS REQUIRED BY TITLE 16.
- 3) A MODIFICATION TO ALLOW THAT THE MINIMUM LOT WIDTH SHALL BE 33'-6" IN LIEU OF 60'-0" IS REQUIRED BY THE R-M ZONE DISTRICT.
- 4) A MODIFICATION TO ALLOW THAT THE MINIMUM LOT SIZE SHALL BE 3,500SF WHERE 7,000SF IS REQUIRED BY THE R-M ZONE DISTRICT.
- 5) A MODIFICATION TO ALLOW A LOT WITH VEHICULAR ACCESS TO AN ALLEY WHERE VEHICULAR ACCESS TO A STREET IS REQUIRED BY TITLE 16.

PLANNING COMMISSION CERTIFICATE:

RECOMMENDED APPROVAL THIS _____ DAY OF _____, 20____ BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO, RESOLUTION NO. _____ SERIES _____

CITY COUNCIL CERTIFICATE:

APPROVED THIS _____ DAY OF _____, 20____ BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO, RESOLUTION NO. _____ SERIES _____

MAYOR _____ CITY CLERK _____

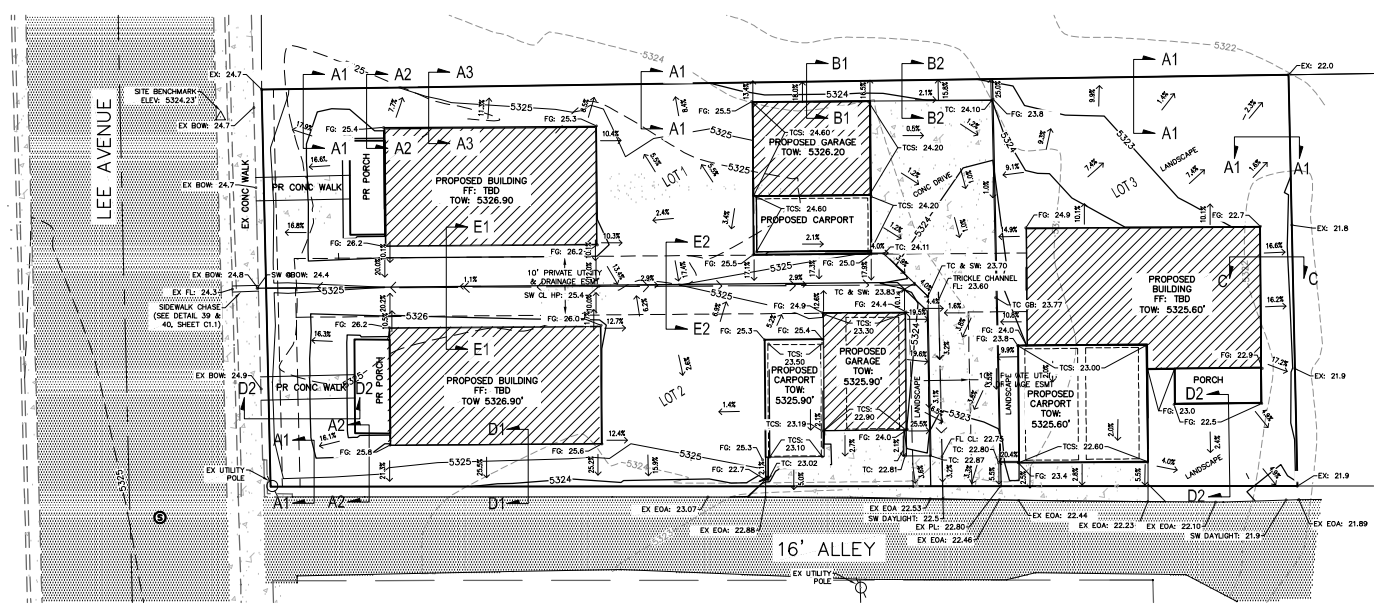
SURVEYOR'S STATEMENT:

I, JOHN P. EHRHART, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY PERSONAL SUPERVISION AND CHECKING. I FURTHER CERTIFY THAT THE SURVEY AND THIS PLAT COMPLY WITH ALL APPLICABLE RULES, REGULATIONS, AND LAWS OF THE STATE OF COLORADO, AND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

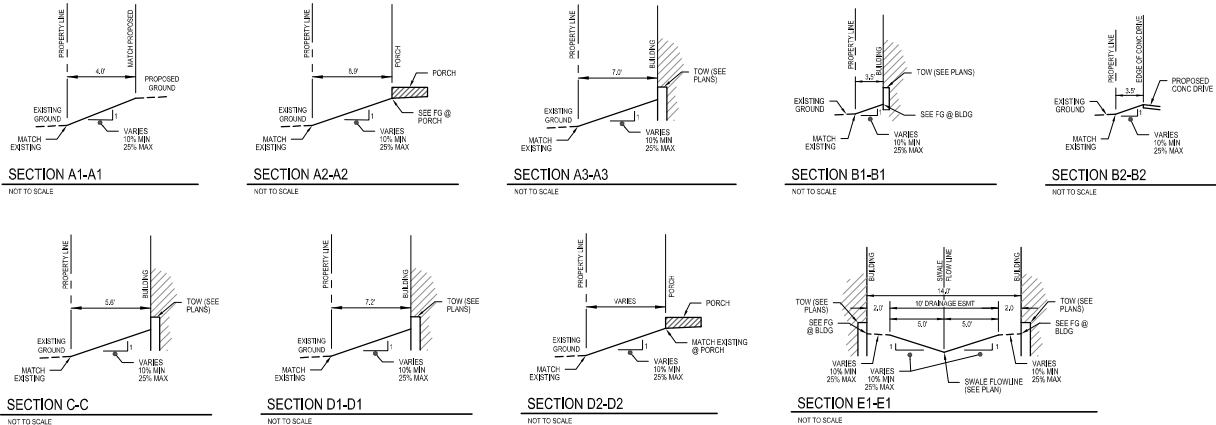


JOHN P. EHRHART
 COLORADO P.L.S. #29414
 EHRHART LAND SURVEYING, LLC
 P.O. BOX 930, ERIC, CO 80516
 PHONE: 303-828-3340

 P.O. Box 930 • Eric, Colorado 80516 (303) 828-3340 www.coloradoland.com	SHEET:	1 OF 1
	DATE:	8/7/24
	DRAWN BY:	JPE
	PROJECT:	S235148



1 GRADING PLAN
C1.0 SCALE: 1" = 10'-0"



Abbreviations

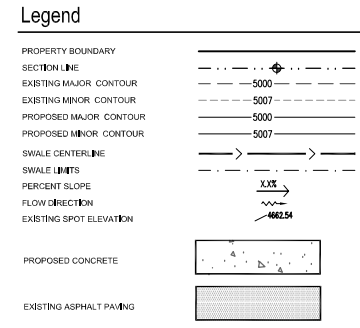
EX	EXISTING	WP	WOOD POST	HP	HIGH POINT
EG	EXISTING GRADE	CLP	CLOTHES LINE POLE	BLDG	BUILDING
TC	TOP OF CONCRETE	FPC	FINISHED FLOOR ELEVATION	ESMT	EASEMENT
FG	FINISHED GRADE	PP	POWER POLE	TCS	POT OF CONCRETE SLAB
SW	SWALE	CC	CLEANOUT		
CL	CENTERLINE	WV	WATER VALVE		
INT	TOP OF BERM	RCP	REINFORCED CONCRETE PIPE		
SIM	INTERSECTION	SMH	SANITARY MANHOLE		
EB	ELECTRICAL BOX	INV	INVERT		
SP	STEEL POST	DIP	DUCTILE IRON PIPE		
EM	ELECTRICAL METER	VCP	VITRIFIED CLAY PIPE		
I/VB	IRRIGATION VALVE BOX	BTM	BOTTOM		
IVS	IRRIGATION WATER SPIGOT	TYP	TYPICAL		
MB	MAIL BOX	LP	LOW POINT		

Notes

1. BUILDING FOOTPRINTS ARE HYPOTHETICAL AS PROVIDED BY THE ARCHITECT. ACTUAL BUILDING FOOTPRINTS MAY VARY FROM THIS DESIGN. ANY REQUIRED MODIFICATIONS TO THE DRAINAGE MAP AND CIVIL DRAWINGS WILL BE PROVIDED AT TIME OF BUILDING PERMIT APPLICATION.

Provided Information Note

THE EXISTING, ON-SITE CONDITIONS AND TOPOGRAPHY USED FOR THE DESIGN BY CIVILARTS, WERE SUPPLIED BY OTHERS. CIVILARTS CANNOT CERTIFY TO, AND IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS INFORMATION PROVIDED BY OTHERS. CIVILARTS IS NOT RESPONSIBLE FOR ANY DESIGN ERRORS DUE TO ERRORS OR INACCURACIES IN INFORMATION PROVIDED BY OTHERS.



REVISIONS

NO.	DESCRIPTION	DATE	BY
1	SITE PLAN SUBMITTAL	5/13/24	MB
2	PER CLIENT COMMENTS	5/13/24	MB

ENGINEERING 11 1000 East 7th Ave, Suite 404
 80026 Denver, CO 80202
 SURVEYING 11 200462 131
 F 300801149



824 LEE AVE. IMPROVEMENTS
 824 LEE AVENUE
 LOUISVILLE, COLORADO 80027
 GRADING PLAN



DATE: 2/23/2024
 DRAWN BY: MB
 CHECKED BY: PEH
 JOB NO: E-435

SHEET NO:
C1.0
 1 OF 4

PLOTTED BY: 05/14/24 03:09 PM BY: MICHAEL BECHT
 DRAWING: 824 LEE AVENUE IMPROVEMENTS GRADING PLAN
 824 LEE STREET, LOUISVILLE, CO 80027

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 OF COLORADO (UNCC)
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F 303.682.1149

☐☐ info@civilarts.us
www.civilarts.us

☐☐ 1500 Kansas Avenue, Suite 2-E
Longmont, CO 80501

May 13, 2024

Mr. Eric Ellis
Hartronft Associates PC
950 Spruce Street.
STE #2A
Louisville, CO 80027

Re: Drainage Letter
824 Lee Street
Louisville, Colorado 80027
Legal Description: Lots 1-3, Block 3, Louisville East City of Louisville, County of Boulder,
State of Colorado.

This preliminary drainage letter is submitted in conjunction with the site plan review and topo survey prepared for the above referenced project and parcel of land.

The existing parcel consists of a single-family residential home and detached garage on 0.28 acres of subdivided land. The legal description is: Lots 1-3, Block 3, Louisville East.
An Alta survey was prepared by Ehrhart Land Surveying dated May 19, 2023, which we used in preparing this drainage letter.

The existing drainage conditions are as follows:

The existing site has a single-family home and detached garage lying on 0.28 acres of land. The existing impervious area is approximately 15%. The existing runoff and topography was reviewed and 5-10% is directed west to Lee Avenue via sheet flow. 15-20% is directed north to Miners Field via sheet flow. 60-70% is directed south to the Alley via sheet flow.

The existing soils are 100% (AcA) – Acalon sandy loam 0 – 3% slopes.

The Hydrologic Soil Group is classified as “B” and is considered well drained. The runoff class is considered low and the capacity to percolate and transmit water high, (0.6 – 2.0 in/hr.).

We have attached herewith the Custom Soils Resource Report obtained from the Natural Resources Conservation Service.

The proposed site development drainage plan calls for a RESI Minor Subdivision with 3 residential homes and garages. The impervious area planned is approximately 50%.

The proposed drainage plan will be to capture water in grass buffers and swales for water quality treatment. Because the site and disturbed area is less than 1 acre, (0.28 acres total) we have discussed previously with the City of Louisville engineering department about obtaining a detention waiver due to the negligible impact of such a small lot. In summary, we intend to provide 100% water quality treatment within the grass buffers and swales.



824 Lee Street Louisville Colorado 80027

If you should have any questions or comments regarding either the information or conclusions presented herein, feel free to contact me at your convenience.

CivilArts

Patrick High

Patrick E. High, P.E.
Senior Project Manager





NOAA Atlas 14, Volume 8, Version 2
Location name: Louisville, Colorado, USA*
Latitude: 39.9783°, Longitude: -105.1292°
Elevation: 5325 ft**
 * source: ESRI Maps
 ** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffrey Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

[PF tabular](#) | [PF graphical](#) | [Maps & aerals](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.215 (0.170-0.272)	0.265 (0.209-0.336)	0.359 (0.282-0.456)	0.449 (0.351-0.573)	0.590 (0.453-0.801)	0.714 (0.531-0.974)	0.849 (0.608-1.18)	1.00 (0.684-1.43)	1.22 (0.798-1.78)	1.40 (0.884-2.05)
10-min	0.315 (0.249-0.399)	0.388 (0.306-0.492)	0.525 (0.413-0.668)	0.657 (0.514-0.839)	0.864 (0.664-1.17)	1.04 (0.777-1.43)	1.24 (0.890-1.74)	1.46 (1.00-2.09)	1.78 (1.17-2.61)	2.05 (1.30-3.00)
15-min	0.384 (0.304-0.487)	0.473 (0.374-0.599)	0.640 (0.504-0.814)	0.801 (0.627-1.02)	1.05 (0.810-1.43)	1.28 (0.948-1.74)	1.52 (1.09-2.12)	1.78 (1.22-2.55)	2.17 (1.42-3.18)	2.50 (1.58-3.66)
30-min	0.531 (0.420-0.673)	0.651 (0.514-0.826)	0.879 (0.692-1.12)	1.10 (0.859-1.40)	1.44 (1.11-1.96)	1.74 (1.30-2.38)	2.08 (1.48-2.90)	2.44 (1.67-3.49)	2.97 (1.95-4.36)	3.41 (2.16-5.01)
60-min	0.653 (0.516-0.827)	0.803 (0.634-1.02)	1.08 (0.854-1.38)	1.35 (1.06-1.73)	1.78 (1.36-2.41)	2.14 (1.59-2.92)	2.54 (1.82-3.54)	2.99 (2.04-4.27)	3.63 (2.38-5.31)	4.16 (2.63-6.10)
2-hr	0.775 (0.619-0.970)	0.954 (0.762-1.20)	1.29 (1.03-1.62)	1.61 (1.27-2.03)	2.11 (1.63-2.82)	2.54 (1.91-3.42)	3.01 (2.18-4.14)	3.53 (2.44-4.98)	4.28 (2.84-6.19)	4.90 (3.14-7.10)
3-hr	0.845 (0.679-1.05)	1.04 (0.836-1.30)	1.40 (1.12-1.75)	1.75 (1.39-2.19)	2.28 (1.77-3.02)	2.74 (2.06-3.66)	3.24 (2.35-4.42)	3.78 (2.63-5.30)	4.58 (3.05-6.56)	5.22 (3.36-7.52)
6-hr	1.02 (0.832-1.26)	1.25 (1.01-1.54)	1.66 (1.34-2.05)	2.05 (1.64-2.53)	2.64 (2.08-3.45)	3.15 (2.40-4.15)	3.70 (2.72-4.99)	4.31 (3.02-5.95)	5.18 (3.49-7.33)	5.89 (3.84-8.37)
12-hr	1.30 (1.06-1.57)	1.56 (1.28-1.89)	2.03 (1.66-2.48)	2.47 (2.01-3.03)	3.15 (2.50-4.06)	3.72 (2.87-4.84)	4.34 (3.22-5.77)	5.02 (3.56-6.84)	5.99 (4.08-8.36)	6.78 (4.47-9.52)
24-hr	1.56 (1.30-1.88)	1.91 (1.58-2.29)	2.51 (2.07-3.02)	3.04 (2.49-3.68)	3.83 (3.05-4.84)	4.48 (3.47-5.71)	5.16 (3.86-6.74)	5.89 (4.22-7.89)	6.92 (4.75-9.50)	7.74 (5.16-10.7)
2-day	1.78 (1.49-2.10)	2.23 (1.87-2.65)	3.00 (2.50-3.56)	3.64 (3.02-4.35)	4.55 (3.64-5.62)	5.26 (4.10-6.58)	5.99 (4.51-7.67)	6.74 (4.86-8.85)	7.75 (5.36-10.5)	8.53 (5.75-11.7)
3-day	1.94 (1.63-2.28)	2.40 (2.02-2.83)	3.18 (2.67-3.75)	3.84 (3.20-4.54)	4.76 (3.83-5.84)	5.49 (4.31-6.82)	6.23 (4.72-7.92)	7.00 (5.08-9.13)	8.04 (5.60-10.8)	8.84 (6.00-12.0)
4-day	2.08 (1.76-2.43)	2.53 (2.14-2.96)	3.28 (2.76-3.85)	3.92 (3.29-4.63)	4.84 (3.92-5.92)	5.57 (4.40-6.89)	6.33 (4.82-8.01)	7.11 (5.19-9.23)	8.18 (5.74-10.9)	9.01 (6.15-12.2)
7-day	2.43 (2.07-2.81)	2.83 (2.42-3.28)	3.53 (3.00-4.10)	4.14 (3.50-4.83)	5.03 (4.13-6.10)	5.76 (4.60-7.06)	6.52 (5.03-8.19)	7.33 (5.41-9.44)	8.45 (5.99-11.2)	9.33 (6.43-12.5)
10-day	2.72 (2.34-3.13)	3.12 (2.68-3.60)	3.81 (3.26-4.40)	4.42 (3.76-5.12)	5.31 (4.38-6.39)	6.03 (4.85-7.35)	6.79 (5.27-8.47)	7.60 (5.65-9.72)	8.73 (6.23-11.5)	9.62 (6.67-12.8)
20-day	3.54 (3.08-4.03)	4.03 (3.50-4.58)	4.84 (4.18-5.51)	5.52 (4.74-6.32)	6.48 (5.38-7.65)	7.24 (5.87-8.65)	8.01 (6.27-9.80)	8.80 (6.60-11.1)	9.88 (7.12-12.7)	10.7 (7.51-14.0)
30-day	4.20 (3.67-4.73)	4.79 (4.18-5.41)	5.75 (5.00-6.51)	6.54 (5.66-7.43)	7.62 (6.35-8.88)	8.44 (6.87-9.97)	9.24 (7.27-11.2)	10.1 (7.58-12.5)	11.1 (8.05-14.2)	11.9 (8.41-15.5)
45-day	5.00 (4.40-5.60)	5.74 (5.05-6.43)	6.92 (6.06-7.76)	7.86 (6.85-8.86)	9.12 (7.63-10.5)	10.0 (8.23-11.8)	10.9 (8.66-13.1)	11.8 (8.96-14.5)	12.9 (9.42-16.3)	13.7 (9.77-17.7)
60-day	5.67 (5.01-6.31)	6.54 (5.77-7.28)	7.90 (6.95-8.82)	8.99 (7.86-10.1)	10.4 (8.76-11.9)	11.5 (9.43-13.3)	12.5 (9.91-14.8)	13.4 (10.2-16.4)	14.6 (10.7-18.4)	15.5 (11.1-19.9)

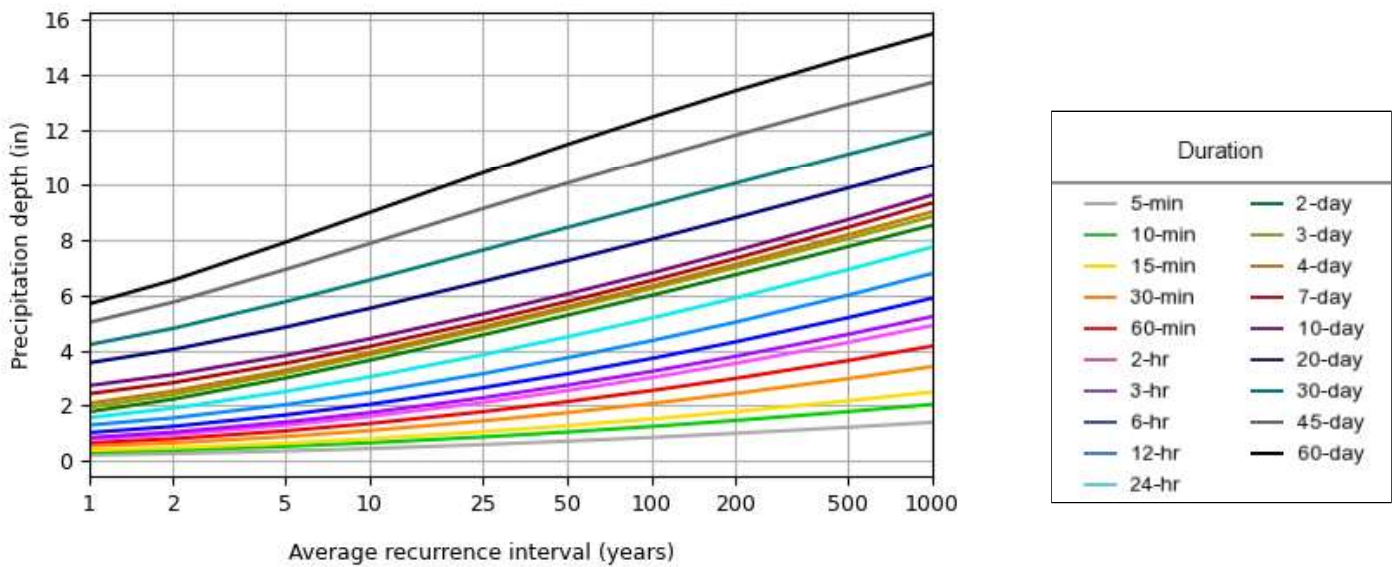
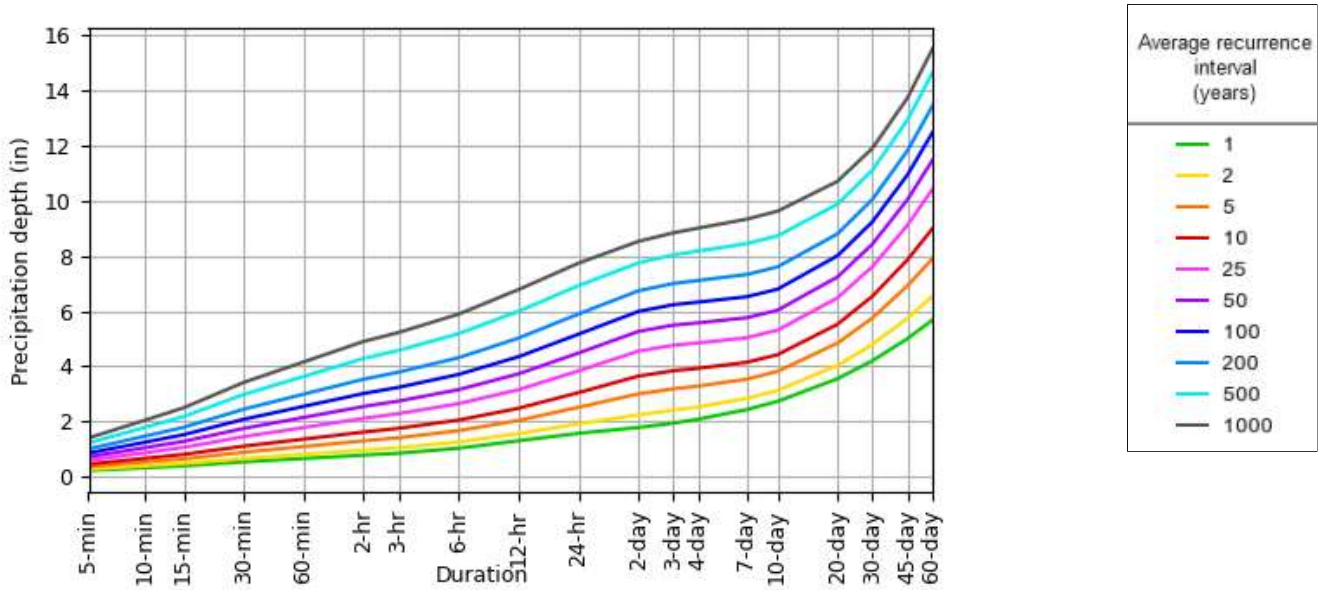
¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

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PF graphical

PDS-based depth-duration-frequency (DDF) curves

Latitude: 39.9783°, Longitude: -105.1292°



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Maps & aerials

Small scale terrain



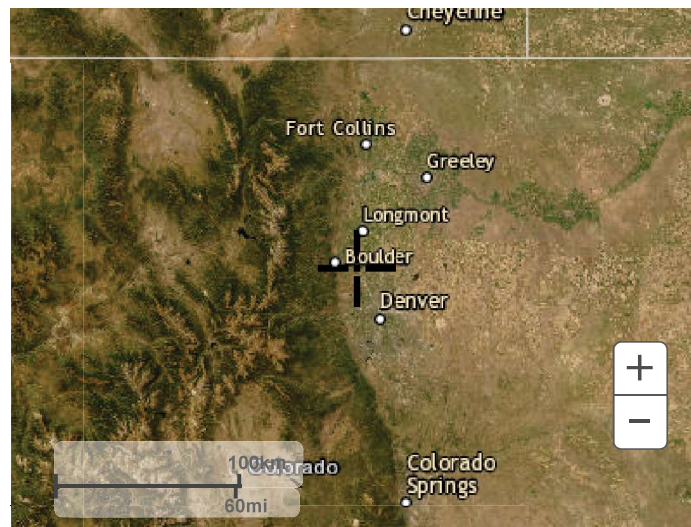
Large scale terrain



Large scale map



Large scale aerial



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Questions?: HDSC.Questions@noaa.gov

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Area-Weighted Runoff Coefficient Calculations

Version 2.00 released May 2017

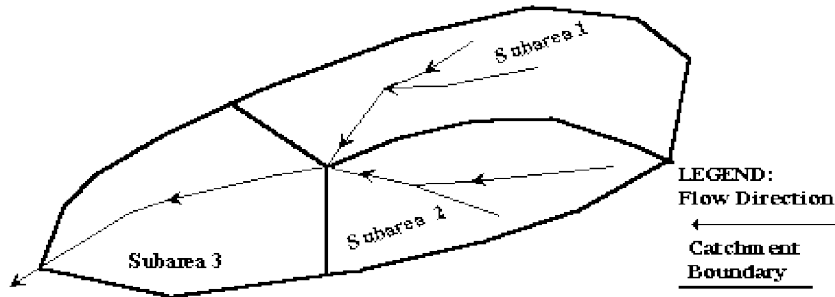
Designer: Parick E. High

Company: CivilArts

Date: 2/26/2024

Project: 824 Lee Street; (Minor Subdivision)

Location: Louisville, Colorado



Subcatchment Name

- Cells of this color are for required user-input
- Cells of this color are for optional override values
- Cells of this color are for calculated results based on overrides

See sheet "Design Info" for imperviousness-based runoff coefficient values.

Sub-Area ID	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
EX-1	0.04	B	62.0	0.48	0.51	0.56	0.64	0.67	0.71	0.76
EX-2	0.06	B	2.0	0.01	0.01	0.07	0.26	0.34	0.44	0.54
EX-3	0.17	B	12.0	0.07	0.09	0.15	0.32	0.39	0.48	0.58
DA-1	0.04	B	53.0	0.40	0.43	0.48	0.58	0.62	0.67	0.73
DA-2	0.06	B	14.0	0.08	0.10	0.17	0.34	0.41	0.49	0.59
DA-3	0.17	B	51.0	0.38	0.41	0.47	0.57	0.61	0.66	0.72
Total Area (ac)	0.54	Area-Weighted C		0.22	0.24	0.30	0.44	0.50	0.57	0.65
Area-Weighted Override C				0.22	0.24	0.30	0.44	0.50	0.57	0.65

Calculation of Peak Runoff using Rational Method

Designer: Patrick E. High
 Company: C2/E&S
 Date: 2/28/2024
 Project: 824 Lee Street, (Minor Subdivision)
 Location: Louisville, Colorado

Version 2.00 released May 2017

Cells of this color are for required user-input
 Cells of this color are for optional override values
 Cells of this color are for calculated results based on overrides

$$t_1 = \frac{0.395(L_1 - C_2)\sqrt{L_1}}{S^{0.775}}$$

$$t_1 = \frac{L_1}{60K_1\sqrt{S}} = \frac{L_1}{60V_1}$$

Computed $t_c = t_1 + t_2$

$$\text{Regional } t_c = (26 - 17) + \frac{L_1}{60(14 + 9)\sqrt{S}}$$

$$t_{\text{minimum}} = 5 \text{ (urban)}$$

$$t_{\text{minimum}} = 10 \text{ (non-urban)}$$

Selected $t_c = \max(t_{\text{minimum}}, \min(\text{Computed } t_c, \text{Regional } t_c))$

Select IUP-CIP location for NOAA Atlas 14 Rainfall Depths from the calculator tool. Or enter your own depths obtained from the NOAA website (click this link)

1-hour rainfall depth, P1 (in) =

2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
0.80	1.08	1.35	1.78	2.14	2.54	3.63

$$I(\text{in/hr}) = \frac{a + P_1^b}{(b + t_c)^c}$$

Rainfall Intensity Equation Coefficients =

a	b	c
28.50	10.00	0.786

$Q(CFS) = CIA$

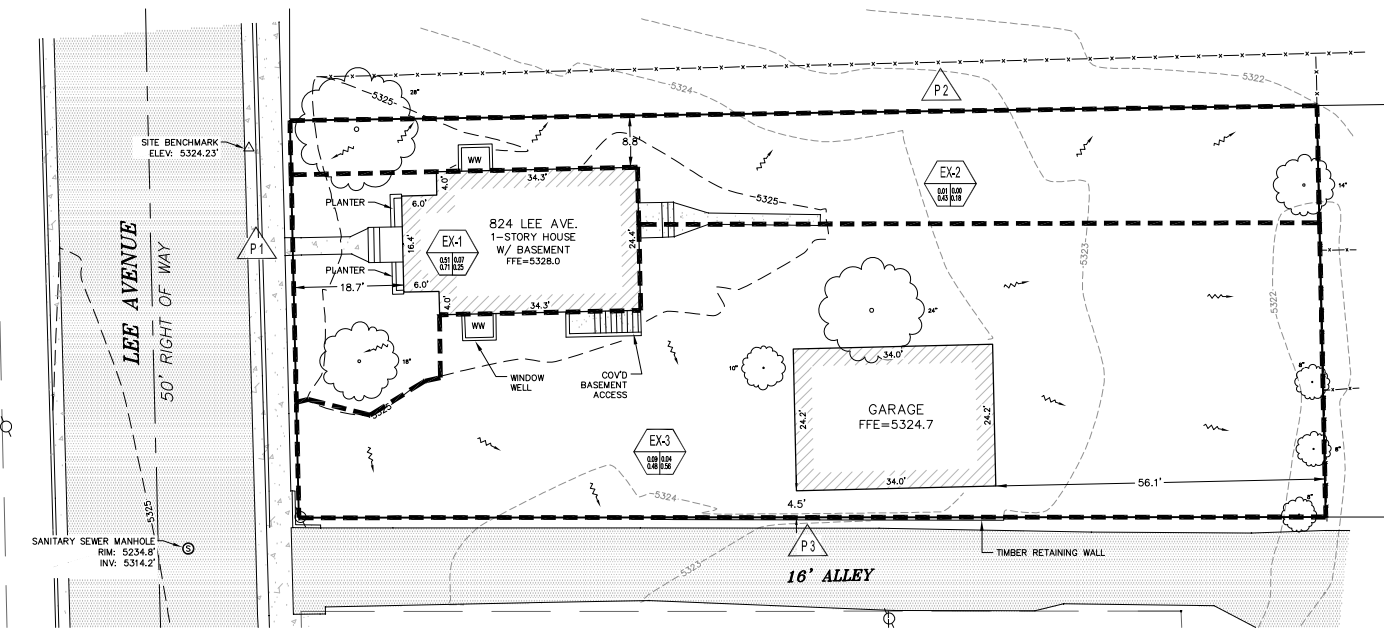
Subcatchment Name	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C							Overland (Initial) Flow Time						Channelized (Travel) Flow Time						Time of Concentration			Rainfall Intensity, I (in/hr)							Peak Flow, Q (cfs)						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr	Overland Flow Length L ₁ (ft)	US Elevation (ft) (Optional)	D/S Elevation (ft) (Optional)	Overland Flow Slope S ₁ (ft/ft)	Overland Flow Time t ₁ (min)	Channelized Flow Length L ₂ (ft)	US Elevation (ft) (Optional)	D/S Elevation (ft) (Optional)	Channelized Flow Slope S ₂ (ft/ft)	NRCS Conveyance Factor K	Channelized Flow Velocity V ₂ (ft/sec)	Channelized Flow Time t ₂ (min)	Computed t _c (min)	Regional t _c (min)	Selected t _c (min)	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
EX-1	0.04	B	62.0	0.48	0.51	0.56	0.64	0.67	0.71	0.76	25.00			0.030	3.71	0.00			0.030	7	1.21	0.00	3.71	15.46	5.00	2.17	3.66	4.38	6.04	7.26	8.62	12.31	0.05	0.07	0.10	0.15	0.20	0.25	0.38
EX-2	0.06	B	2.0	0.01	0.01	0.07	0.26	0.34	0.44	0.54	35.00			0.030	8.09	0.00			0.030	7	1.21	0.00	8.09	25.66	10.00	2.17	2.92	3.65	4.62	5.79	6.87	9.82	0.00	0.00	0.02	0.08	0.12	0.18	0.32
EX-3	0.17	B	12.0	0.07	0.09	0.15	0.32	0.39	0.48	0.58	50.00			0.030	9.01	0.00			0.030	7	1.21	0.00	9.01	23.86	10.00	2.17	2.92	3.65	4.62	5.79	6.87	9.82	0.03	0.04	0.10	0.27	0.39	0.56	0.97
DA-1	0.04	B	53.0	0.40	0.43	0.48	0.58	0.62	0.67	0.73	25.00			0.020	4.82	0.00			0.020	7	0.99	0.00	4.82	16.99	5.00	2.17	3.66	4.38	6.04	7.26	8.62	12.31	0.04	0.06	0.09	0.14	0.18	0.23	0.36
DA-2	0.06	B	14.0	0.08	0.10	0.17	0.34	0.41	0.49	0.59	35.00			0.020	8.49	0.00			0.020	7	0.89	0.00	8.49	22.62	10.00	2.17	2.92	3.65	4.62	5.79	6.87	9.82	0.01	0.02	0.04	0.10	0.14	0.20	0.35
DA-3	0.17	B	51.0	0.38	0.41	0.47	0.57	0.61	0.66	0.72	50.00			0.020	6.99	0.00			0.020	7	0.99	0.00	6.99	17.33	5.00	2.47	3.32	4.15	5.47	6.58	7.81	11.16	0.16	0.23	0.33	0.53	0.89	0.88	1.37

PRE-VS-POST DRAINAGE RUNOFF SUMMARY

DESIGN	DRAINAGE											VOL-100	SUM-DIF
POINTS	BASINS	AREA (AC)	IMPERVIOUS (%)	C2	C5	C10	C100	Q2 CFS	Q5 CFS	Q10CFS	Q100 CFS	CUBIC FT	CUBIC FT
P1-PRE	EX-1	0.04	62	0.48	0.51	0.56	0.71	0.05	0.07	0.1	0.25	261	
P2-PRE	EX-2	0.06	2	0.01	0.01	0.07	0.44	0	0	0.02	0.18	239	
P3-PRE	EX-3	0.17	12	0.07	0.09	0.15	0.48	0.03	0.04	0.1	0.97	752	
P1-POST	DA-1	0.04	53	0.40	0.43	0.48	0.67	0.04	0.06	0.09	0.36	232 (-)	29
P2-POST	DA-2	0.06	14	0.08	0.10	0.17	0.49	0.01	0.02	0.04	0.35	272 (+)	33
P3-POST	DA-3	0.17	51	0.38	0.41	0.47	0.66	0.16	0.23	0.33	1.37	1034 (+)	281

100-YEAR VOLUME

EX-1	2.54 (0.71) (0.04) = 0.072 AC-IN = 261 CUBIC-FT
EX-2	2.54 (0.43) (0.06) = 0.066 AC-IN = 239 CUBIC-FT
EX-3	2.54 (0.48) (0.17) = 0.207 AC-IN = 752 CUBIC-FT
DA-1	2.54 (0.63) (0.04) = 0.064 AC-IN = 232 CUBIC FT
DA-2	2.54 (0.49) (0.06) = 0.075 AC-IN = 272 CUBIC FT
DA-3	2.54 (0.66) (0.17) = 0.285 AC-IN = 1034 CUBIC FT



1 PRE-DEVELOPMENT DRAINAGE MAP
C2.0 SCALE: 1" = 10'-0"



Drainage Area Table

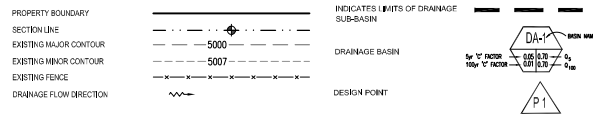
TOTAL DRAINAGE AREA: 612,060 SQ. FT.

EX-1 AREA: 11,789 SQ. FT.	BUILDING: 4935 SQ. FT.	CONCRETE: 1172 SQ. FT.	GREEN: 2686 SQ. FT.
EX-2 AREA: 27,789 SQ. FT.	BUILDING: 422 SQ. FT.	CONCRETE: 1455 SQ. FT.	GREEN: 22,743 SQ. FT.
EX-3 AREA: 47,901 SQ. FT.	BUILDING: 4925 SQ. FT.	CONCRETE: 1455 SQ. FT.	GREEN: 40,623 SQ. FT.

Pre-Development Drainage Summary

DRAINAGE BASIN	Q ₁	Q ₂
EX-1	0.07	0.25
EX-2	0.00	0.15
EX-3	0.04	0.56

Legend



PLOTTED AND PRINTED BY: MICHAEL BEST
 DATE: 2/23/2024
 PROJECT: 824 LEE AVENUE IMPROVEMENTS
 SHEET: C2.0 PRE-DEVELOPMENT DRAINAGE MAP

811
 FOR BURIED UTILITY INFORMATION
 CALL 811 (or 1-800-802-1987)
 THREE (3) BUSINESS DAYS
 BEFORE YOU DIG
 UTILITY NOTIFICATION CENTER
 OF COLORADO (UNCC)
 www.811.org

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	SITE PLAN SUBMITTAL	5/13/24	MB

ENGINEERING: 1000 KENNEDY BLVD, SUITE 204
 LOUISVILLE, CO 80027
 P: 303.682.1151
 SURVEYING: F: 303.682.1149



824 LEE AVE. IMPROVEMENTS
 824 LEE AVENUE
 LOUISVILLE, COLORADO 80027
 PRE-DEVELOPMENT DRAINAGE MAP



DATE: 2/23/2024
 DRAWN BY: MB
 CHECKED BY: PEH
 ROW NO: E-315

SHEET NO:
C2.0
 3 OF 4

NO.	DESCRIPTION	DATE	BY
1	SITE PLAN SUBMITTAL	5/1/24	MB
2	PRELIMINARY COMMENTS	5/1/24	MB

REVISIONS

ENGINEERING: CIVILARTS
 PLANNING: CIVILARTS
 SURVEYING: CIVILARTS

1007 Kansas Ave., Suite 401
 P.O. Box 1011
 Ft. Collins, CO 80501
 F: 970.221.1149

824 LEE AVE. IMPROVEMENTS
 824 LEE AVENUE
 LOUISVILLE, COLORADO 80027
 POST DEVELOPMENT DRAINAGE MAP



DATE: 2/23/2024
 DRAWN BY: MB
 CHECKED BY: PEH
 JOB NO: F-435

SHEET NO:
C2.1
 4 OF 4

- DA-1 AREA:** 2267.5 SQ. FT.
 BUL. DNSS: ±1272.2 SQ. FT. (43%)
 CONCRETE: ±117.4 SQ. FT. (4%)
 GREEN: ±1577.9 SQ. FT. (63%)
- DA-2 AREA:** 2281.9 SQ. FT.
 CONCRETE: ±228.4 SQ. FT. (14%)
 GREEN: ±2053.5 SQ. FT. (86%)
- DA-3 AREA:** 4773.9 SQ. FT.
 BUL. DNSS: ±2388.9 SQ. FT. (9%)
 CONCRETE: ±1023.2 SQ. FT. (15%)
 GREEN: ±2381.8 SQ. FT. (49%)

Basis of Bearings

THE NORTH LINE OF THE SUBJECT PROPERTY, BEARING N49°10'00"E ASSUMED, A DISTANCE OF 175.07 FEET, MONUMENTED AS SHOWN HEREON.

Benchmark

BOULDER COUNTY "LL-160" - 2.6' BOULDER COUNTY BRASS CAP IN STORM INLET AT THE SOUTH-WEST CORNER OF THE INTERSECTION OF MAIN AND SPRUCE STREETS. ELEV: 5335.19 (NAVD85-GEOD18)

Notes

- BUILDING FOOTPRINTS ARE HYPOTHETICAL AS PROVIDED BY ARCHITECT.
- ACTUAL BUILDING FOOTPRINTS MAY VARY FROM THIS DEPICTION.
- ANY REQUIRED MODIFICATIONS TO THE DRAINAGE MAP AND CIVIL DRAWINGS WILL BE PROVIDED AT TIME OF BUILDING PERMIT APPLICATION.



NORTH

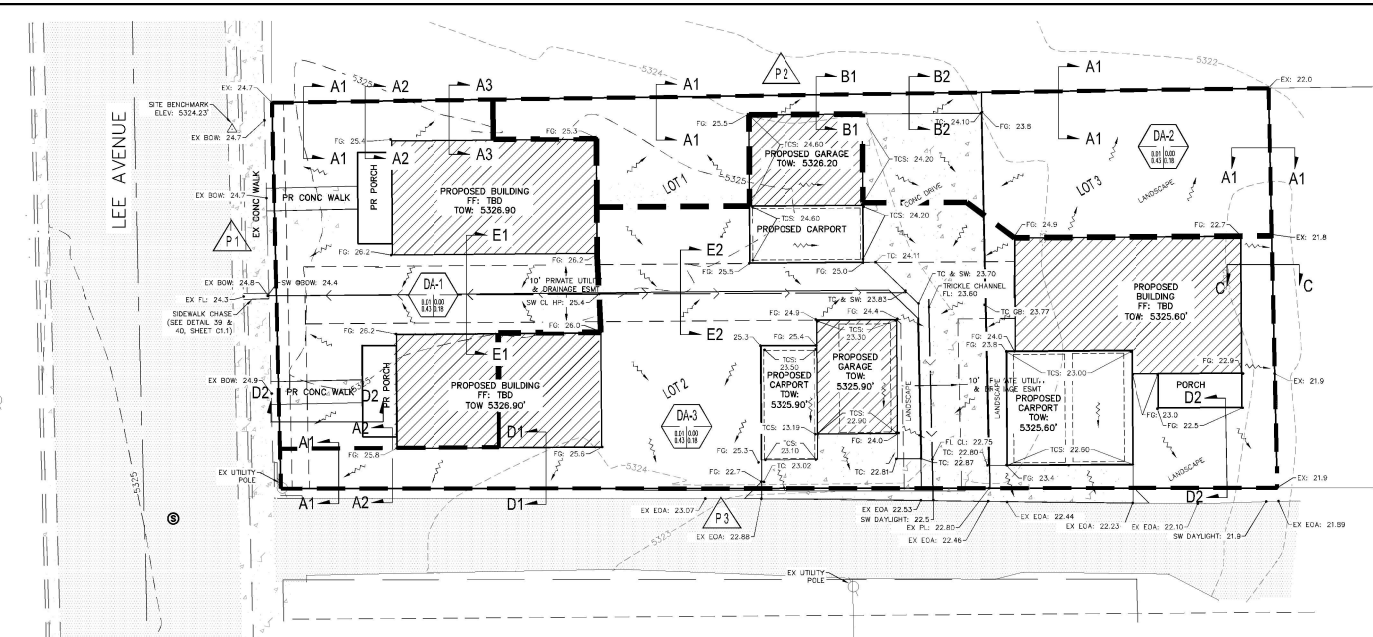
200-YEAR VOLUME

EX-1	2.54 (0.71) (0.04) = 0.072 AC-IN = 261 CUBIC FT
EX-2	2.54 (0.43) (0.06) = 0.066 AC-IN = 239 CUBIC FT
EX-3	2.54 (0.40) (0.17) = 0.207 AC-IN = 750 CUBIC FT

DA-1	2.54 (0.63) (0.04) = 0.054 AC-IN = 233 CUBIC FT
DA-2	2.54 (0.49) (0.08) = 0.075 AC-IN = 270 CUBIC FT
DA-3	2.54 (0.66) (0.17) = 0.285 AC-IN = 1034 CUBIC FT

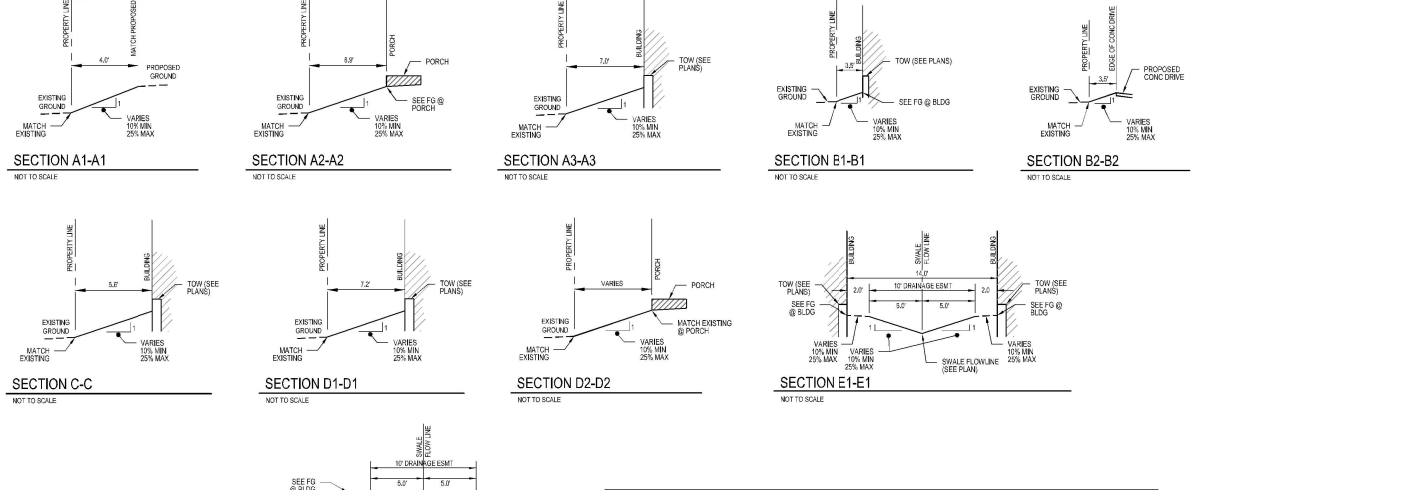
Legend

- PROPERTY BOUNDARY
- SECTION LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED 1" WATER SERVICE
- DRAINAGE FLOW DIRECTION
- INDICATES LIMITS OF DRAINAGE SUB-BASIN
- INDICATES PROPOSED SWALE FLOW LINE
- DRAINAGE BASIN
- DESIGN POINT



1 POST-DEVELOPMENT DRAINAGE MAP

A1 SCALE: 1" = 10'-0"



PRE- & POST DRAINAGE RUNOFF SUMMARY

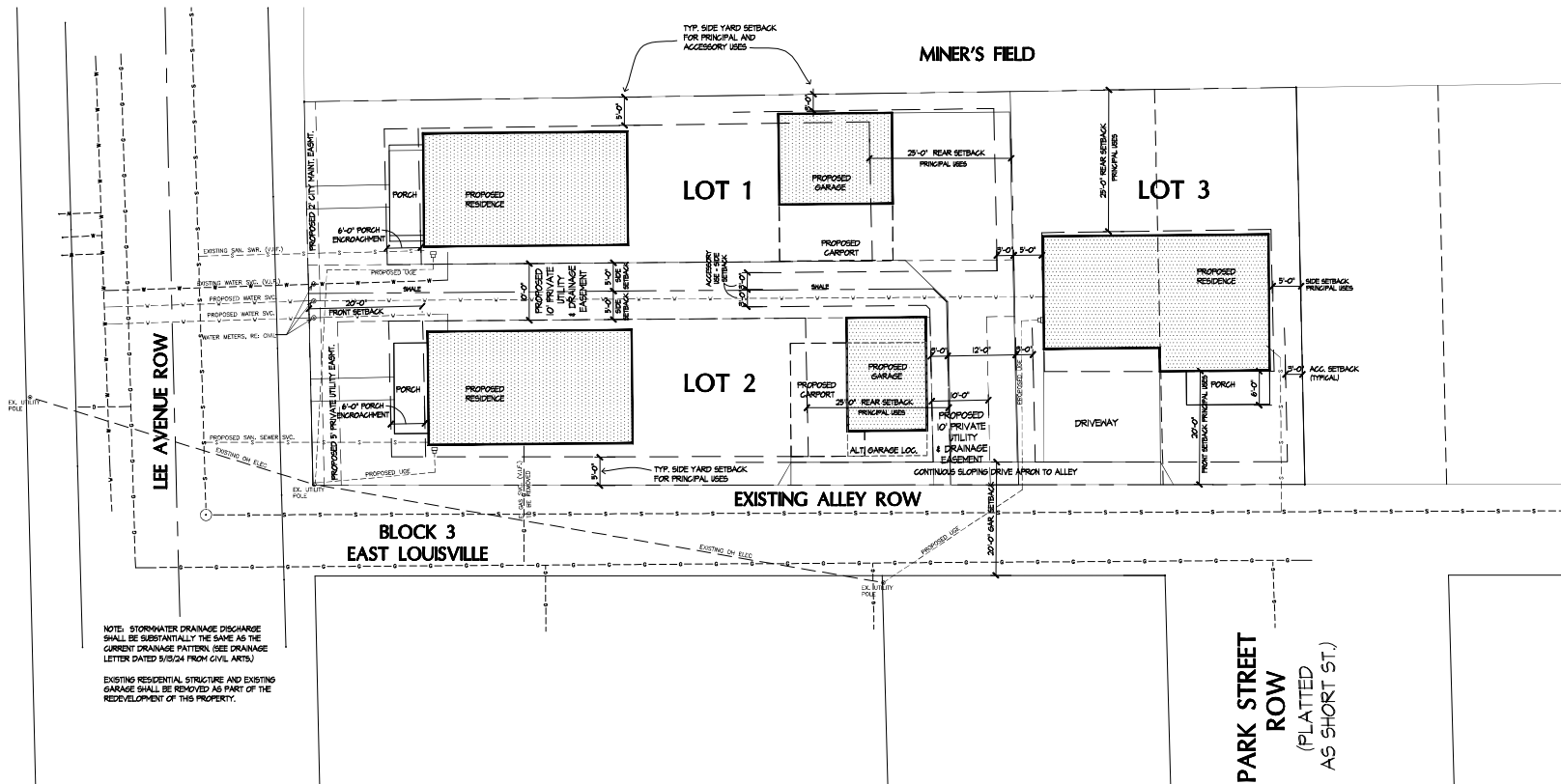
POINTS	DESIGN	DRAINAGE	AREA (ACS)	IMPERVIOUS (%)	C1	C2	C3	C100	Q2 CFS	Q3 CFS	Q5 CFS	Q10 CFS	Q100 CFS	Q1000 CFS	Q100 CUBIC FT	SUM-OF CUBIC FT
PS-PRE	EX-1	0.04	63	0.44	0.34	0.56	0.21	0.05	0.07	0.1	0.25	0.61	0.261			
PS-PRE	EX-2	0.06	2	0.01	0.01	0.07	0.44	0	0	0	0.02	0.18	239			
PS-PRE	EX-3	0.17	12	0.07	0.09	0.15	0.48	0.03	0.04	0.1	0.97	752				
PS-POST	DA-1	0.04	51	0.40	0.43	0.48	0.27	0.04	0.06	0.09	0.36	232 (1) 29				
PS-POST	DA-2	0.06	14	0.08	0.10	0.17	0.49	0.01	0.02	0.04	0.35	272 (1) 33				
PS-POST	DA-3	0.17	51	0.38	0.41	0.47	0.65	0.15	0.23	0.33	1.37	1034 (1) 281				



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 UTILITY NOTIFICATION CENTER
 OF COLORADO (LINC)
 www.811.org



PLOTTED: 05/01/24 09:09 AM BY: MICHAEL BEST
 DRAWING: D-2-C2.1 824 LEE AVENUE IMPROVEMENTS SUBDIVISION, ENG CIVIL/POSTDEV DRAINAGE MAP.DWG



SITE DEVELOPMENT DATA

ZONING: R-M OLD TOWN OVERLAY

NOTE: THE FOLLOWING DATA REPRESENTS THE MAXIMUM ALLOWABLE BUILDING AREA AND LOT COVERAGE PER THE LOUISVILLE MUNICIPAL CODE - OLD TOWN OVERLAY DISTRICT.

LOT	AREA	MAX. LOT COVERAGE	MAX. FAR
LOT 1	4,689 SF	1,758 SF @ .375 LOT COVG.	2,110 SF @ .450 FAR
LOT 2	3,851 SF	1,540 SF @ .400 LOT COVG.	1,925 SF @ .500 FAR
LOT 3	3,523 SF	1,409 SF @ .400 LOT COVG.	1,761 SF @ .500 FAR

EXISTING LOT AREA = 12,063 SF
 PER ALTA/NSPS LAND TITLE SURVEY BY EHRHART LAND SURVEYING, PROJECT S235148 DATED 05/19/23
 REFER TO SURVEY AND PLAT FOR ADDITIONAL INFORMATION.

1 SCHEMATIC SITE PLAN

A1 SCALE: 1" = 10'-0"

SITE PLAN NOTES:

- ALL BUILDING FOOTPRINTS, UTILITY LOCATIONS, AND OTHER IMPROVEMENTS ARE APPROXIMATE POTENTIAL FUTURE CONDITIONS, SHOWN FOR ILLUSTRATIVE PURPOSES ONLY, AND NOT ALL FUTURE IMPROVEMENTS ARE SHOWN. FINAL CONSTRUCTION DRAWINGS SHALL INDICATE ACTUAL PROPOSED LOCATIONS OF ALL SUCH STRUCTURES, UTILITIES AND IMPROVEMENTS, FINAL GRADING, ETC.
- ALL NEW UTILITIES INDICATED FOR THIS SUBDIVISION SHALL BE LOCATED BELOW GRADE.



HARTRONFT ASSOCIATES
 A Professional Corporation

Planning
 Architecture
 Interior Design

910 Spruce Street, 412A
 Louisville, CO 80027
 TEL: 303.673.9104
 FAX: 303.673.9119

**EAST LOUISVILLE SUBDIVISION
 REPLAT 'B'**

RES / KOWALCZYK / EVANS
 824 Lee Street, Louisville, Colorado

Copyright 2024

All drawn and written information duplicated, disclosed or otherwise appearing herein shall not be used without written consent of Hartronft Associates, P.C.

PROJECT # 1856
 DATE 11/09/23
 DRAWN BY: HAPC
 CHECKED BY: JEH
 REVISIONS: 05/14/24
 08/07/24

A1

ELECTRONIC LAND USE HEARING REQUEST **CASE NO.** _____

APPLICANT INFORMATION

Firm: Hartronft Associates p.c.
 Contact: Erik Hartronft
 Address: 950 Spruce St.
Louisville, CO 80027
 Mailing Address: 950 Spruce St.
Louisville, CO 80027
 Telephone: 303-673-9304
 Fax: _____
 Email: erik@hapcdesign.com

OWNER INFORMATION

Firm: Michaelreis LLC
 Contact: Michael Reis
 Address: 738 Pear Court
Louisville, CO 80027
 Mailing Address: 738 Pear Court
Louisville, CO 80027
 Telephone: 303-807-5977
 Fax: _____
 Email: michaelreisllc@gmail.com

REPRESENTATIVE INFORMATION

Firm: Hartronft Associates p.c.
 Contact: Erik Hartronft
 Address: 950 Spruce St.
Louisville, CO 80027
 Mailing Address: 950 Spruce St.
Louisville, CO 80027
 Telephone: 303-673-9304
 Fax: _____
 Email: erik@hapcdesign.com

PROPERTY INFORMATION


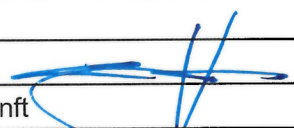
Common Address: 824 Lee Ave., Louisville, CO 80027
 Legal Description: Lot 1,2&3 Blk 3
 Subdivision Louisville East
 Area: 12,063.2 Sq. Ft.

TYPE (S) OF APPLICATION

- Annexation
- Zoning
- Preliminary Subdivision Plat
- Final Subdivision Plat
- Minor Subdivision Plat
- Preliminary Planned Unit Development (PUD)
- Final PUD
- Amended PUD
- Administrative PUD Amendment
- Special Review Use (SRU)
- SRU Amendment
- SRU Administrative Review
- Temporary Use Permit: _____
- CMRS Facility: _____
- Other: (easement / right-of-way; floodplain; variance; vested right; 1041 permit; oil / gas production permit)

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

SIGNATURES & DATE

Applicant: _____ 
 Print: J. Erik Hartronft
 Owner: Michael Reis
 Print: Michael Reis
 Representative: _____ 
 Print: J. Erik Hartronft

CITY STAFF USE ONLY

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

Amelia Brackett Hogstad, Senior Planner
Planning Department
City of Louisville
749 Main Street
Louisville, CO 80027

November 10, 2023

**Subject: Acknowledgment of Approval for Minor Subdivision
Application – 824 Lee Avenue**

Dear Amelia,

We hope this letter finds you well.

We are the owners of record for the property located at 824 Lee Avenue and would like to acknowledge that we have jointly elected to submit a Minor Subdivision application to the City of Louisville.

We appreciate the time and effort invested by the City of Louisville in ensuring that all applications are thoroughly reviewed, and we look forward to the completion of the process over the next several months.

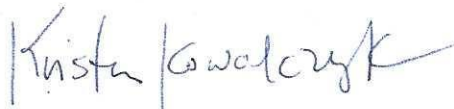
Sincerely,



Douglas Evans



Mary Evans



Kristen Kowalczyk



Michael Reis



**HARTRONFT
ASSOCIATES**
A Professional Corporation

*Planning
Architecture
Interior Design*

950 Spruce Street, #2A
Louisville, CO 80027
TEL: 303.673.9304
FAX: 303.673.9319

Mr. Rob Zuccaro, Planning & Building Safety Director
Ms. Amelia Brackett Hogstad, Historic Preservation Planner
City of Louisville, Colorado
749 Main Street
Louisville, CO 80027

08 November 2023

Re: 824 Lee Street – Reis Minor Subdivision
Project Narrative

Rob and Amelia,

We are pleased to submit the attached Minor Subdivision for the redevelopment of 824 Lee Street, to replat the three original lots and vacated Right of Way into three lots suitable for 3 residences.

The redevelopment of this property is envisioned as smaller homes, dictated by smaller lot sizes, instead of larger homes that could be built 'by-right' on typical larger lots per the Municipal Code. The developers are very aware of the need for more affordable right-sized housing in Louisville and we agree that this property is a very appropriate location for smaller scale housing that will fit within the existing fabric of this East Louisville neighborhood. Please refer to the attached letter from Michael Reis regarding the development concept and neighborhood precedents.

This Minor Subdivision requires four variances to the Municipal Code.

- A. Per Sec. 16.16.050 – Lots: (C.) We propose that the maximum depth of all residential lots shall not exceed 3.7 times the width thereof, in lieu of 2.5 times the width.
- B. Per Sec. 16.16.050 – Lots: (D.) We propose that the minimum lot width shall be 33'-6" in lieu of 50'-0".
- C. Per Sec. 17.12.040 – Yard and Bulk Requirements: We propose that the minimum lot width shall be 33'-6" in lieu of 60'-0".
- D. Per Sec. 17.12.040 – Yard and Bulk Requirements: We propose that the Minimum lot size shall be 3,500sf in lieu of 7,000sf.

Without these four variances, and without creating this Minor Subdivision, we understand that the property could be developed into 3 residential units based on the land area. This could be configured in one larger 3-unit building, or otherwise designed to have two or three residences on the current lot configuration, under single ownership as rental units, or as condominium ownership. This Minor Subdivision will allow for more appropriate, smaller scaled residences to be built for individual ownership.

The attached concept site plan shows how these lots could be developed, and what the maximum FAR and Lot Coverage areas would be for these three lots. As illustrated, the proposed smaller lot sizes restrict the maximum size and mass of the residences. The site plan indicates compliance with the Old Town Overlay zoning requirements.

Section 16.12.110 of the Louisville Municipal Code specifies the Minor Subdivision procedure. This subdivision is eligible for the Minor Subdivision procedure per 16.12.110.C:

1. The subdivision contains solely residential use and results in not more than four dwelling units.

Section 16.24 of the Louisville Municipal Code governs modifications which can be authorized by city council, upon advice of the planning commission, for subdivisions where a subdivider proposes a plat that does not fully comply with the regulations in Title 16 or Title 17.

Specifically, related to this Reis Minor Subdivision:

Section 16.24.030 Modification review criteria.

A. In granting any modification for a subdivision plat that is not processed concurrently with a planned unit development, city council shall find that the application complies with [section 16.04.020](#) and [section 16.24.010](#) and all of the following requirements, insofar as applicable, have been satisfied:

1. *That there are unique physical circumstances or conditions such as irregularity, narrowness or shallowness of the property, or exceptional topographical conditions, or other physical conditions peculiar to the affected property;*

The existing property is comprised of 3 lots that are 150' long with widths of 17.92', 24.90' and 24.90', and areas of 2,814sf, 3,751sf and 3,751sf respectively. There is also a portion of the vacated Right of Way for Park Street that is included as part of this existing property. The proposed subdivision is intended to bring the lot sizes more into compliance with applicable regulations.

2. *That because of such physical circumstances or conditions, the property cannot be reasonably developed in conformity with the provisions of [title 16](#) and [title 17](#) resulting in a hardship;*

Due to the size and areas of the existing lots, it is not possible to provide 3 separate dwelling units on the 3 lots, even though 3 DU would be allowable at 1DU per 3,500sf.

3. *That such hardship has not been created by the applicant;*

The existing lots are as originally platted, not created by the applicant.

4. *That the modification, if granted, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property;*

The modifications requested will result in smaller sized individual residences rather than a multi-unit building that would be out of scale with the neighborhood. The modifications will not affect the use or development of adjacent properties.

5. *That there are no reasonable alternatives that would remove the need for the requested modification or would reduce the amount of the modification.*

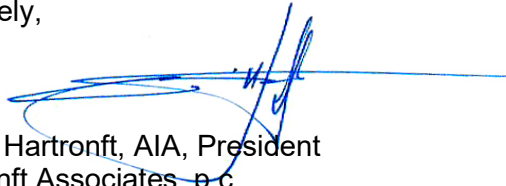
There are no reasonable alternatives for the three allowable dwelling units, other than a multi-unit building which would be out of character with the neighborhood.

6. *That no additional dwelling units shall result from approval of the modification beyond what the underlying zoning would otherwise allow.*

No additional dwelling units shall result from the modification beyond the three DU allowed per the existing RM zoning.

Thank you for your consideration of this request for approval of the Minor Subdivision attached herein. Let us know if you have any questions regarding this proposal.

Sincerely,



J. Erik Hartronft, AIA, President
Hartronft Associates, p.c.

Amelia Brackett Hogstad, Senior Planner
Planning Department
City of Louisville
749 Main Street
Louisville, CO 80027

November 8, 2023

Subject: 824 Lee Avenue

Dear Amilia,

I am writing this cover letter to provide an overview of the minor subdivision request to replat the property at 824 Lee Avenue. I have approached this request to align with the vision of preserving the historic scale, character, and sense of place in the East Louisville neighborhood; more commonly known as “Miners Field.” The request is intended to foster stewardship and maintain and enhance the authenticity of Louisville’s small-town charm and character that is physically manifested by small format homes on smaller lots.

We have emphasized attention to the neighborhood context while aligning with market trends for smaller homes at a traditional scale. Integration of more modern lot layouts that enhance the existing fabric of the neighborhood. And perhaps more importantly the following request highlights the historical significance of the presence the Trott-Downer Cabins and Minors Field and the two homes in the neighborhood that have been landmarked by the city. In my view the previous lot splits, the installation of the Trott-Downer “Bach” cabins, and the two Landmarked homes have “set the tone” of the redevelopment of the neighborhood, and for the proposed redevelopment of 824 Lee Avenue.

Historical Context – East Louisville Addition – as a de facto “Pocket Neighborhood”

The East Louisville Addition had its origins with the first landowner, Charles C. Welch, a prominent early Louisville resident, and the transfer of the land to William J. Lee and George A. Lee who filed the plat for the East Louisville Addition in 1906. It has clear geographical boundaries and historical significance due to being adjacent to Miners Field. The neighborhood is bounded by the BNSF railroad on the west, Highway 42 on the east, Short Street on the north, and on the south by Spruce Street. (Pine Street was not part of the 1906 Plat. Interestingly, Willian Lee resided at 1105 Pine at the time of the 1906 Plat.)

East Louisville neighborhood has a single vehicle access point via Short Street to Lee Avenue. South of Miners Field both the alley and Spruce Street access to Highway 42 have been closed in recent years; effectively creating a dead-end street that ends in a Cul de Sac at the east end of Spruce Street.

A contemporary definition of “Pocket Neighborhood” is a “*cluster of homes gathered around some kind of common ground within a larger surrounding neighborhood*” In East Louisville, it’s Miners Field and the recently relocated two historic Trott-Downer Bachelor Cabins forming the “common ground” and within the larger Old Town.

East Louisville, or rather “Miners Field” neighborhood, is one of the smaller subdivisions in Louisville at approximately 13.2 acres (575,000 SF). The location of Miners Field and the Trott-Downer cabins account for 3.04 acres, (134,247 SF), or 23% of the subdivision lots, excluding street/public right-of-way.

Residential Context

As history has evolved in Louisville, what was once considered “across the tracks” the Miners Field neighborhood is one of the last neighborhoods in Old Town to experience transformational change.

The city has enhanced livability and walkability to the area with significant public projects including the creation of the “quiet zone” of the BNSF railroad at Pine Street, the pedestrian underpass at South, upgrades to Miners Field, and the neighborhood streets and sidewalks. The neighborhood is within the boundaries of the Louisville Revitalization Commission, the City’s Urban Renewal Authority.

Approximately 26 platted properties are in the subdivision, including Miners Field. Nearly all the homes are modest single story “cottage” style homes on smaller lots. The average size of the first-floor footprint on 20 of the homes on rectangular lots is 900 square feet. *“The generally small and architecturally simple houses present within East Louisville are consistent with the area’s history as a home for miners and railroad workers. This appears to remain a more economically modest area, as a relatively small number of houses exhibit additions, and those are generally small themselves.” (Paleowest Archaeology)*

There has been limited residential redevelopment or development activity except for the addition of three private homes. In 2023, a new home is currently under construction at 1100 Spruce (1,000 sq ft 1st floor footprint). A single-story home (1008 sq. ft.) was built on Walnut by Habitat for Humanity in 1996. A second house was built at 1131 Spruce, followed by a lot split that created two lots of 3,642 and 3,150 square feet.

In addition, to the Restas-Morgan House at 1131 Spruce being landmarked by the City, the Guenzi House at 1036 Walnut, and across Lee Avenue from 824 Lee, has also been landmarked.

Subdividing lots in East Louisville has been limited to the 2023 new build at 1100 Spruce; the 1996 replat for the Habitat for Humanity house on Walnut; and the replat to accommodate the landmarked Restas-Morgan house in 2018. All three replats created smaller lots from larger lots.

Historical Context – 824 Lee Avenue

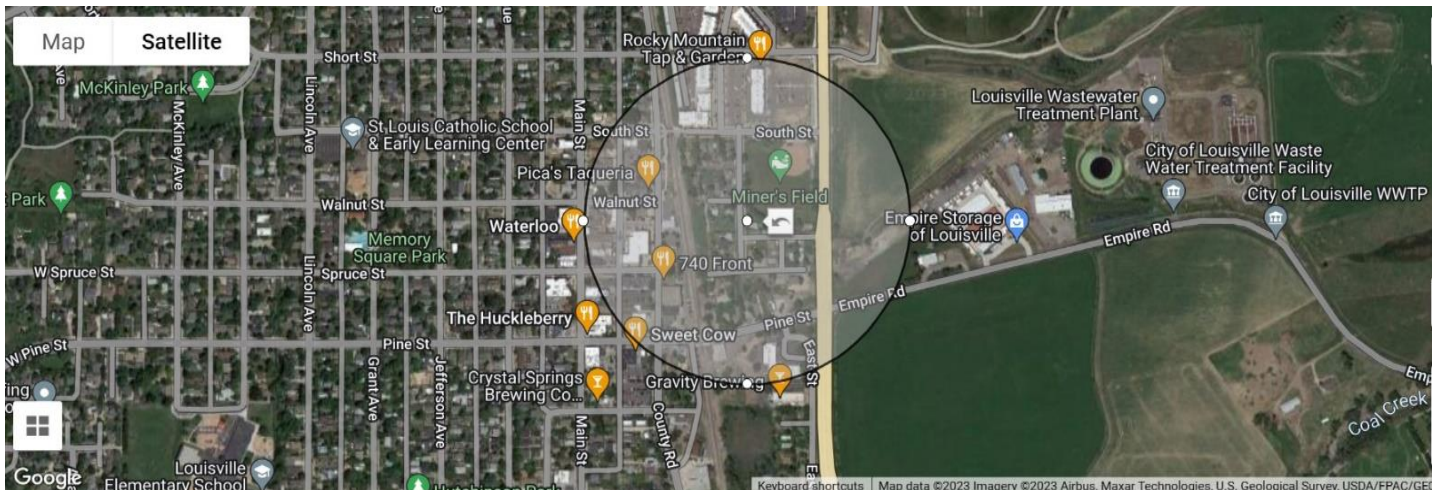
The 824 Lee Avenue property was platted as three lots on the 1906 Plat and oriented east-west from Lee. 824 Lee is the sole residential lot that is on the east side of Lee Avenue. The lots are separated from three properties on the south of Block 3 by an alley. The property remained vacant until 1965. The current house on the property was built in 1935 and moved to the property from an Erie mine in 1965 by the previous owners.

In 1975 the Louisville City Council adopted Ordinance #461 which vacated Park Avenue (Short) on the east of the property and vested half of Park Ave to 824 Lee. The additional vacated land conveyed by the ordinance increased the parcel size to 12,063 square feet.

Neighborhood Engagement & Building Community Support

We understand the importance of community support in this process and began to informally reach out to the owners in the neighborhood during the summer, and more formally by sending each a letter on October 16th (attached) to inform them that we are beginning the minor subdivision process and inviting them to have conversations about the plan.

Location Map showing 800-foot radius from 824 Lee Avenue



Hartronft Associates has assisted in the preparation of the Minor Subdivision application materials that accompany this letter. Hartronft Associates materials request approval of four variances. The minor subdivision request will change the lot orientation and upon development necessitate the removal of existing structures. We have not yet requested a demolition permit and would be interested in hearing about the relocation of the primary house to another location in town should that become available over the course of the next year.

The table provides various lot sizes in East Louisville. The data is for the relevant rectangular comparisons and does not include larger and irregular sizes. Of the 16 existing lots, 13 are non-conforming to the minimal lot size per the Louisville Municipal Code.

East Louisville Lot Size (sf)

1	1117 Spruce	3,150 sf
2	1131 Spruce St	3,642
3	1205 Spruce	5,042
4	1201 Spruce	6,322
5	1109 Spruce St	6,568
6	1101 Spruce St	6,627
7	1207 Spruce	7,610
8	1037 Walnut St	6,248
9	1021 Walnut St	5,775
10	1013 Walnut St	5,671
11	1011 Walnut St	7,453
12	1040 South St	6,406
13	1032 South St	4,046
14	1010 South St	5,168
15	1016 South St	5,937
16	1008 South St	<u>8,418</u>
	Total SF of the 16 existing lots	94,083
	Average SF of the 16 existing lots	5,880 sf
17	824 Lee Lot 1	4,690
18	824 Lee Lot 2	3,851
19	824 Lee Lot 3	<u>3,523</u>
	Total SF of the 824 lots	12,063
	Average SF of the three lots	4,021
	Average SF of the 19 lots	5,587

Your time spent reviewing and processing this minor subdivision is greatly appreciated. We are committed to preserving the authenticity and character of East Louisville, while anticipating the changing housing needs of the community. Please feel free to contact me for further information or to discuss any aspects of the project in more detail.

Sincerely,

Michael Reis
738 Pear Court
Louisville, CO 80027
303-807-5977

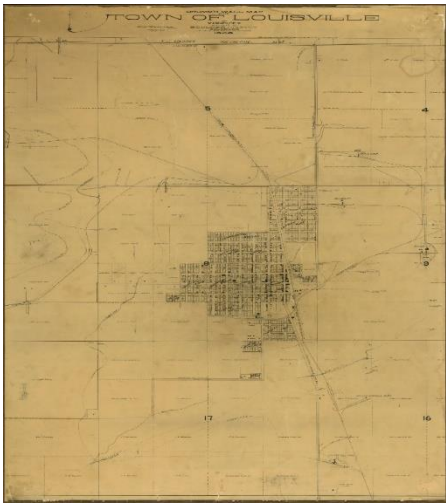
Several source materials have been visited, reviewed, and researched to inform, and inspire the accompanying minor subdivision request ranging from nearby examples, local studies and reports, and bestselling books on the subject matter.

Listed here for reference:

- Old Town Louisville contains several original town blocks in Old Town are cited often by the community as a favored development pattern such as the small lot small houses pattern found on La Farge Avenue.
- Boulder Creek Neighborhood's wee-cottage Roger's Farm neighborhood has developed on smaller lots; between 2,000 and 2,500 square feet that support smaller contemporary "cottages."
- The Toby's Lane neighborhood off 55th Street in Boulder is an existing infill on a one-acre site that has eight Single family that average 3,733 square feet.
- East Street Village PUD was recently approved by the City and the 15 single family lots average 3,508 square feet and are approximately 41 feet by 89 feet.
- The Chautauqua Park Cottage Neighborhood, a National Historic District.
- The Louisville Historical Museum provided important local reference materials including aerial photographs and historic research of the neighborhood; and to a limited extent the property.
- Louisville Municipal Code, Old Town Overlay regulations, 2018
- Stories in Places: Putting Louisville's Residential Development in Context, Paleowest Archaeology.
- Preservation Masterplan, 2015
- Louisville Revitalization Commission studies
- Downtown Louisville Framework Plan, 1999
- ULI Advisory Services Panel – Marshal Fire Report
- Oldtown Zoning Update – Diagnostic Report
- 2023 Louisville Housing Plan (stakeholder meetings, Housing Needs Study)
- Future 42 Connecting People and Places
- Highway 42 Revitalization Area Comprehensive Plan Amendment
- Missing Middle Housing, Daniel Parolek
- Building Small, A Toolkit, Jim Heid
- Downsize: Living large in a small house, Sheri Koones
- Arbitrary Lines, M. Nolan Gray
- Fixer-Upper: How to Repair America's Broken Housing Systems, Jenny Schuetz
- Strong Towns, Charles L. Marohn, Jr.
- Pocket Neighborhoods: Creating Small Scale Community in a Large-Scale World, Ross Chapin
- Not So Big House, Sarah Susanka
- Creating the Not So Big House, Sarah Susanka

Attachments:

1. Application – Minor Subdivision Per Municipal Code
2. Reis Subdivision Plat, Ehrhart Land Surveying
3. Schematic Site Plan, Hartronft Associates
4. Title Commitment, First American Title
5. Informal Neighborhood Correspondence, October 16, 2023
6. Drainage Letter, Civil Arts, September 1, 2023
7. City of Louisville, Ordinance #461, February 11, 1975



East Street/Minors Field Neighborhood Property Owners

Hello,

My name is Michael Reis, and I am part owner of the property at 824 Lee Avenue in Louisville.

The purpose of this letter is to reach out and let you know that we'll be starting the process to create a revised subdivision on the property over the next few months. The current three lot plat of the property was created in 1906, our minor subdivision request is to create a more modern three lot subdivision/plat of the property.

Attached to this letter is a visual representation of the new minor subdivision of the property showing two lots along Lee and the 3rd lot off Park on the east side of the property. They are purposely small lots which will limit the size of the homes that can be built on them to better reflect the scale and history of the neighborhood. Parking for each lot/house would be from the existing alley. There is no driveway proposed on Lee Avenue.

Feel free to ask me for a more detailed presentation as there is a much more detailed packet being finalized for submission to the city. We intend to submit the application packet to city by the end of October and realize that the process can take a few months. The process has several public hearings and includes public notice requirements.

I wanted to begin the conversations with this informal correspondence. Please feel free to contact me for more details or if you have questions.

Regards,

Michael Reis
303-807-5977
michaelreisllc@gmail.com

CC: Property owners of the following neighborhood addresses:

- | | | |
|-------------------|-------------|-------------|
| 833 Courtesy Road | 1205 Spruce | 1011 Walnut |
| 1100 Spruce | 1207 Spruce | 1008 South |
| 1101 Spruce | 1210 Spruce | 1016 South |
| 1109 Spruce | 825 Lee | 1010 South |
| 1131 Spruce | 1036 Walnut | 1032 South |
| 1117 Spruce | 1037 Walnut | 1040 South |
| 1190 Spruce | 1021 Walnut | |
| 1201 Spruce | 1013 Walnut | |