

**RESOLUTION NO. 10  
SERIES 2026**

**A RESOLUTION RECOMMENDING APPROVAL WITH CONDITIONS OF A FINAL  
PLANNED UNIT DEVELOPMENT, FINAL PLAT, AND SPECIAL REVIEW USE TO  
ALLOW A 135-DWELLING UNIT MIXED-USE DEVELOPMENT ON 4.38 ACRES AT  
1326 – 1398 CANNON STREET AND 1307 COURTESY ROAD.**

**WHEREAS**, an application has been submitted to the Louisville Planning Commission for a Final Planned Unit Development (PUD) to allow construction of a 135-dwelling unit mixed-use development on approximately 4.38 acres located at 1326–1398 Cannon Street and 1307 Courtesy Road; and

**WHEREAS**, an application has been submitted to the Louisville Planning Commission for a Final Plat for the subject property; and

**WHEREAS**, applications have been submitted to the Louisville Planning Commission for Special Review Use approval to allow (1) multifamily residential on the ground floor and (2) a building footprint exceeding 10,000 square feet within the Residential Mixed-Use (MU-R) Zone District; and

**WHEREAS**, City staff has reviewed the application and finds that, subject to eight (8) requested waivers and three (3) conditions, the application complies with the Mixed Use Development Design Standards and Guidelines, and Chapter 16 and 17 of the Louisville Municipal Code; and

**WHEREAS**, the Planning Commission considered the applications at a duly noticed public hearing on July 30, 2026, where evidence and testimony were entered into the record, including the Louisville Planning Commission Staff Report dated July 30, 2026 the Planning Commission voted unanimously in favor of recommending approval with conditions; and

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

**Section 1.** The Planning Commission of the City of Louisville, Colorado does hereby recommend approval of the application, with waivers, for a final planned unit development and Final Plat to allow a 135-dwelling unit mixed-use development on 4.38 acres at 1326 – 1398 Cannon Street and 1307 Courtesy Road subject to the following conditions:

Prior to City Council approval of the Final PUD, Final Plat, and SRU, the applicant shall:

- A. Address any remaining City staff technical review comments related to the Final PUD, Final Plat, and Special Review Use applications that do not materially alter the development approved by the Planning Commission
- B. The Final PUD shall be revised to identify and depict the approved waiver

from the minimum building height requirement.

- C. The Final PUD shall be revised to identify and depict the approved waiver from the maximum block length requirement.

**Section 2.** The Planning Commission of the City of Louisville, Colorado does hereby recommend approval of a Special Review Use to allow multifamily residential on the ground floor within the MU-R Zone District:

**Section 3.** The Planning Commission of the City of Louisville, Colorado does hereby recommend approval of a Special Review Use to allow a building footprint exceeding 10,000 square feet within the MU-R Zone District, specifically authorizing a mixed-use building with a maximum footprint of approximately 30,563 square feet.

**PASSED AND ADOPTED** this 30th day of July, 2026.

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Steve Brauneis, Chair  
Planning Commission

ATTEST:

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Cullen Choi, Secretary  
Planning Commission