City of Louisville
COLORADO • SINCE 1878

# Planning Commission

## Agenda

**Thursday, March 12, 2026**
**Council Chambers**
**749 Main Street**
**6:30 PM**

Members of the public are welcome to attend and give comments remotely; however, the in-person meeting may continue even if technology issues prevent remote participation.

- You can call in to +1 719 359 4580 or 833 928 4610 (toll free)
  Webinar ID # 899 0108 8931
  Passcode 650368
- You can log in via your computer. Please visit the City's website to link to the meeting.

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

1. **Call to Order & Roll Call**

2. **Approval of Agenda**

3. **Public Comment on Items Not on the Board Agenda and Items on the Consent Agenda**

   Public comments are limited to 3 minutes per speaker. When several people wish to speak to the same position on a given item, the board requests they select a spokesperson to state that position.

4. **Board Consent Agenda**

   The following items on the Consent Agenda are considered routine, and shall be approved, adopted, accepted, etc. by a motion of the Board unless a board member specifically requests an item be considered under "Regular Business". In such an event, the item shall be removed from the "Consent Agenda" and action taken separately on said item in the order appearing on the agenda. Those items so approved under the heading "Consent Agenda" will appear in the Board Minutes in their proper order.

   A. Approval of January 8 and February 12 Minutes

5. **Regular Business**

   A. Resolution No. 5, Series 2026 - A recommendation to City Council for an amendment to Louisville Municipal Code Title 17 to remove the property at 811 Walnut Street from the Old Town Overlay and include it in Downtown Louisville.

## 6. Commission Member Comments

## 7. Staff Report

## 8. Adjourn

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**Upcoming Agenda Items**
**Date Meeting**

This list is not inclusive; items are subject to change; additional items may be added.

- Item
- Item

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**Resident Information**

If you wish to speak at the City Council meeting in person, please fill out a sign-up card and present it to the City Clerk at the meeting. If you are attending remotely, please use the “raise hand” icon to show you wish to speak in appropriate public comments section.

Persons planning to attend the meeting who need sign language interpretation, translation services, assisted listening systems, Braille, taped material, or other accommodation should email the City Clerk’s Office or call 303.335.4574

A forty-eight-hour notice is requested.

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

City of Louisville
COLORADO • SINCE 1878

# Planning Commission

## Meeting Minutes

**January 8, 2026**
**City Hall, Council Chambers**
**749 Main Street**
**6:30 PM**

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

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

| | |
|---|---|
| Commission Members Present: | Steve Brauneis, Chair |
| Debra Baskett, Vice Chair | |
| | Cullen Choi |
| | Jennifer Hunt |
| | Jonathan Mihaly |
| | Lisa Ritchie |
| Commission Members Absent: | David Bangs |
| Staff Members Present: | Jeff Hirt, Planning Manager |
| | Rob Zuccaro, Director of Community Development |

### APPROVAL OF AGENDA

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

### APPROVAL OF MINUTES

None were available.

### PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None were heard.

### PUBLIC HEARING ITEMS – NEW BUSINESS

**a. 2026 Procedural Items**

i. *Election of Officers for 2026*

A motion to nominate Commissioner **Choi** as Secretary, Commissioner

**Baskett** as Vice Chair, and Commissioner **Brauneis** as Chair was made by **Mihaly**, seconded by **Hunt**, and adopted by 6 to 0.

**ii.** *Approval of Posting Locations for Agendas and Expected 2026 Planning Commission Meeting Dates*
A motion to approve posting locations and meeting dates for 2026 was made by **Hunt**, seconded by **Baskett**, and adopted by voice vote.

b. **Louisville Comprehensive Plan Discussion**

*Staff Presentation:*
Staff presented an overview of the draft Louisville Comprehensive Plan update, describing it as a 20-year policy document guiding future growth and development. Staff explained that the draft represented approximately a 95% complete update and summarized the planning process, community engagement efforts, and policy direction previously provided by City Council.

Staff reviewed the structure of the plan, including the vision statement, core values, policy elements, and action plan. Staff highlighted the future land use framework, opportunity areas for redevelopment, and estimated potential growth scenarios based on the future land use map. Staff emphasized that the growth projections were not targets or requirements, but estimates used for planning infrastructure and services.

Staff also outlined implementation steps anticipated following plan adoption, including updates to the development code, development impact fees, park and open space planning, and utility system planning.

Staff requested feedback from the Commission regarding clarity, usability, potential omissions, and key policy questions prior to broader community review.

*Commissioner Questions of Staff:*
Commissioners asked questions regarding:

- Water supply and utility capacity
- Infrastructure planning for potential growth
- Energy and water efficiency strategies
- Coordination with the electric utility provider
- The relationship between proposed place types and existing zoning districts

Staff responded that the City continues to evaluate infrastructure capacity, including water supply, and that additional planning efforts such as utility master plan updates and development code revisions will further address implementation.

*Public Comment:*
Public comments included:

- Appreciation for the staff effort and planning work
- Support for incremental housing options and updated downtown design standards
- Concerns regarding the projected level of population and housing growth
- Questions about impacts to traffic, water supply, and infrastructure
- Concerns regarding evacuation routes, wildfire risk, and community character
- Requests for additional financial analysis of residential growth impacts
- Support for housing availability and long-term planning flexibility

*Commissioner Discussion:*
Commissioners discussed the projected growth scenarios, infrastructure considerations, housing needs, and the role of the comprehensive plan as a policy guide rather than a regulatory document.

Commissioners also discussed potential refinements to policies related to utilities, sustainability, and coordination with external service providers.

No formal action was taken.

c. **Electric Vehicle Charging Facilities Zoning Code Amendment** - *Resolution 1, Series 2026*, with a recommendation to City Council for an amendment to Louisville Municipal Code Title 17 to allow electric vehicle charging stations as a primary land use in the City's nonresidential zoning districts and to update the approval process for these facilities.

*Staff Presentation:*
Staff presented a proposed amendment to Title 17 of the Louisville Municipal Code related to electric vehicle (EV) charging facilities. The amendment would allow EV charging facilities as a primary land use in non-residential zoning districts, rather than only as an accessory use.

Staff explained that the amendment was prompted by a recent state law requiring municipalities to establish clear regulations that reduce barriers to EV charging facilities and provide options for administrative approval. Staff indicated that the proposed approach locally tailors the City's regulations to comply with the law rather than adopting the state's model code.

Staff noted that the amendment does not change requirements for the number of charging spaces, design standards, or other development requirements, but instead focuses on the land use classification and approval process.

The proposal would allow EV charging facilities as a primary use by right in non-residential zoning districts and permit administrative approval for certain facilities, provided that all development standards are met and no waivers or variances are requested.

*Staff Recommendation:*
Staff recommended approval of *Resolution 1, Series 2026*, recommending that City Council adopt the proposed zoning code amendment.

*Commissioner Questions of Staff:*
Commissioners asked questions regarding:

- The potential lighting impacts from EV charging units and whether existing lighting standards would address those concerns.
- The circumstances under which an EV charging facility would require a public hearing rather than administrative approval.

Staff responded that the City's lighting standards would apply to the facilities and that any request for waivers or variances would require a public hearing rather than administrative approval.

*Public Comment:*
None were heard.

*Commissioner Discussion:*
Commissioners generally expressed support for the amendment and indicated that the proposal provided appropriate flexibility while maintaining existing development standards.

Commissioners noted that EV charging facilities are likely to become more common in the future and that the amendment would allow the City to accommodate this emerging infrastructure while maintaining appropriate review

processes.

Motion to approve *Resolution 1, Series 2026* was moved by **Ritchie** and seconded by **Hunt**. The motion was adopted by a vote of 6 to 0.

## PLANNING COMMISSION COMMENTS

None were heard.

## STAFF COMMENTS

None were heard.

## ADJOURNMENT

Motion to adjourn was moved by **Choi**, seconded by **Hunt**, and adopted by voice vote. The Commission adjourned at **9:00 PM**.

City of Louisville
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# Planning Commission

## Meeting Minutes

**February 12, 2026**
**City Hall, Council Chambers**
**749 Main Street**
**6:30 PM**

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

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

| | |
|---|---|
| Commission Members Present: | Debra Baskett, Vice Chair<br>David Bangs<br>Jennifer Hunt<br>Jonathan Mihaly<br>Lisa Ritchie |
| Commission Members Absent: | Steve Brauneis, Chair<br>Cullen Choi |
| Staff Members Present: | Jeff Hirt, Planning Manager |

### APPROVAL OF AGENDA

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

### APPROVAL OF MINUTES (December)

Motion to approve the minutes was moved by **Hunt**, seconded by **Mihaly**, and adopted by voice vote with one abstention.

### PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None were heard.

### PUBLIC HEARING ITEMS – NEW BUSINESS

a. **Accessory Dwelling Unit Code Amendment** – *Resolution 2, Series 2026*, with a recommendation to City Council for an amendment to Louisville Municipal Code Title 17 for a targeted update to comply with HB 24-1152 related to the minimum size allowance for an ADU.

*Staff Presentation:*
Staff presented a proposed amendment to the City's Accessory Dwelling Unit (ADU) ordinance to address a state law compliance issue. Staff explained that during previous amendments to the ADU ordinance, a provision requiring that ADUs be at least 750 square feet in certain circumstances was inadvertently omitted. State review identified the discrepancy because the City's existing rule limiting ADUs to 75% of the primary unit's size could, in some cases, result in an ADU smaller than 750 square feet, which conflicts with state law requirements.

The proposed amendment would explicitly allow a 750-square-foot ADU by right, unless the primary dwelling unit is smaller than 750 square feet. The amendment is narrowly focused and intended only to bring the City's ordinance into compliance with state law.

*Staff Recommendation:*
Staff recommended approval of *Resolution 2, Series 2026* recommending City Council adopt the ordinance amendment to ensure compliance with state law.

*Commissioner Questions of Staff:*
Commissioners asked questions regarding how the amendment interacts with existing size limits for attached and detached ADUs and whether the amendment would create opportunities for larger ADUs. Staff clarified that the amendment primarily overrides the existing 75% size limitation when necessary to allow a 750-square-foot ADU in compliance with state law.

Commissioners also asked about the number of ADU permits issued since adoption of the ordinance and whether there had been public feedback regarding ADU size limitations. Staff indicated that only a small number of permits—approximately five—had been submitted and that staff had not received significant concerns regarding the current size limits.

Some commissioners discussed whether broader revisions to ADU size limits might be appropriate to increase flexibility and support housing supply. Staff responded that the current amendment was intended only as a technical correction and noted that broader zoning discussions could occur during the upcoming comprehensive development code update.

*Public Comment:*
A member of the public spoke in support of the amendment and encouraged the Commission to adopt the ordinance as proposed. The speaker stated that the

amendment was a straightforward compliance issue and emphasized the importance of ADUs as a flexible housing option. The speaker also expressed support for maintaining and potentially expanding opportunities for ADUs in the future.

*Commissioner Discussion:*
Commissioners discussed whether the amendment should remain narrowly focused on state compliance or whether the Commission should consider modifying ADU size limitations at this time.

Several commissioners supported adopting the ordinance as drafted to maintain compliance with state law while revisiting broader policy considerations during the forthcoming development code update. Other commissioners expressed interest in exploring additional flexibility for ADU size limits in the future but agreed that the current amendment should remain focused on compliance.

Motion to approve *Resolution 2, Series 2026* was moved by **Mihaly** and seconded by **Bangs**. The motion was adopted by a vote of 5 to 0.

b. **Inclusionary Housing Zoning Code Amendment** - *Resolution 3, Series 2026*, with a recommendation to City Council for an amendment to Louisville Municipal Code Title 17 to update the Inclusionary Housing Ordinance.

*Staff Presentation:*
Staff informed the Commission that the Inclusionary Housing Zoning Code Amendment would not be considered at this meeting and requested that the item be tabled indefinitely.

*Commissioner Questions of Staff:*
None were heard.

*Public Comment:*
None were heard.
*Commissioner Discussion:*
Commissioners briefly acknowledged staff's request to table the item and agreed to postpone consideration of the ordinance update.

Motion to table *Resolution 3, Series 2026* indefinitely was moved by **Ritchie** and seconded by **Mihaly**. The motion was adopted by a voice vote.

**PLANNING COMMISSION COMMENTS**

None were heard.

## STAFF COMMENTS

Staff reminded the Commission of the special overflow meeting scheduled for February 26 regarding the Comprehensive Plan update and consideration of adoption.

## ADJOURNMENT

Motion to adjourn was moved by **Mihaly**, seconded by **Ritchie**, and adopted by voice vote.
The Commission adjourned at **7:02 PM**.

City of Louisville
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**Planning Commission Communication**
**Agenda Item 5.A.**

**Subject:** Resolution No. 5, Series 2026 - A recommendation to City Council for an amendment to Louisville Municipal Code Title 17 to remove the property at 811 Walnut Street from the Old Town Overlay and include it in Downtown Louisville.

**Date:** March 12, 2026

**Prepared By:** Emily Cline-Gibson, Planner II

**Presented By:** Emily Cline-Gibson, Planner II

**Summary:**
This proposal includes updating the Louisville Municipal Code to align with the recent rezoning of 811 Walnut Street from Residential Medium Density (RM) to Commercial Community (CC), which was approved by City Council in October 2025. Since the property is now in the same commercial zone district as Downtown Louisville, then the same downtown commercial design standards should apply. The updates consist of text amendments to include 811 Walnut Street in the definition of “Downtown Louisville” and remove it from the Old Town Overlay, which applies to only residential areas. Maps found in the Design Handbook for Downtown Louisville (the “Handbook”) are also proposed to be updated to support the new downtown boundary.

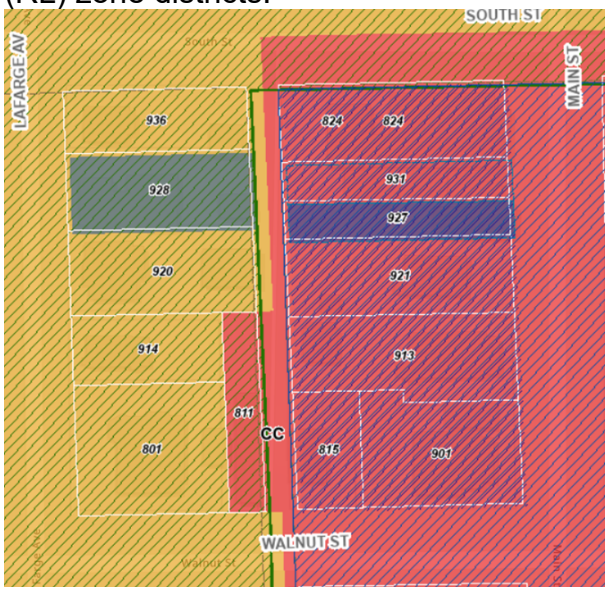
**Background / Prior Discussions:**
The subject property consists of Lot 1, Block 3 of the Jefferson Place Subdivision, which was platted in 1880. The property is approximately 82 feet long and 25 feet wide. A 10-foot-wide rear alley which extended along the northern property lines of Lots 1-5 was vacated by Ordinance 1959-310, and an approximate 5' x 25' section of the alley was allotted to the subject property.

The building located on the subject property was constructed around 1954 by the Mountain States Telephone & Telegraph Company for office space and was zoned residential until 2025, when the property was rezoned to CC after City Council found the rezoning request to be consistent with the criteria found in LMC Sec. 17.44.050. The rezoning did not include any modifications to the Old Town Overlay or the Downtown Louisville boundaries, and the property remained in the Old Town Overlay that applies to residential areas, where it has been located since the overlay was established. Following approval of the rezoning request, the building opened operations as a retail shop.

*Image of subject property*

An existing alley is located along the eastern property line and historically acted as a division between the CC zone, which includes the Downtown Louisville boundaries and the RM zone, which includes the Old Town Overlay boundaries. The Downtown Louisville area represents the predominantly commercial area and the Old Town Overlay represents the predominantly residential area surrounding downtown.

The Old Town Overlay was established in 1995 and provides zoning standards specific to the small lot sizes and existing nonconformities that are found on properties in the historic residential areas. The ordinance also provides a description of the overlay boundaries, which included the subject property. The Old Town Overlay zoning district regulations provide baseline zoning information for residential structures, such as garage access from alleys, minimum setbacks, maximum floor area ratios, and maximum building heights. The overlay encompasses RM and Residential Low Density (RL) zone districts.




*Current zoning which shows the Old Town Overlay (green stripes) and Downtown Louisville (blue stripes)*

The definition of Downtown Louisville was established in 1998 and provides a

description of the downtown boundaries. The Westerly Portion of Downtown Louisville was approved as a separate definition in 1999, establishing site boundaries specific to the western downtown area for the purpose of providing maximum floor areas. The CC zone district and the Commercial Business (CB) zone district are incorporated into both definitions as applicable zone districts for Downtown Louisville.

The Design Handbook for Downtown Louisville was approved in 1998 and provides commercial design standards specifically for Louisville's historic downtown area. The Handbook includes design considerations such as architectural details, building mass, and design standards for historic buildings. The Handbook provides specific standards for the Core Area of Downtown, which contain traditional commercial storefronts, and the Transition Area of Downtown, which buffers the commercial core from the surrounding residential neighborhoods. A map on Page viii of the Handbook specifies which areas are designated as Core or Transition areas.

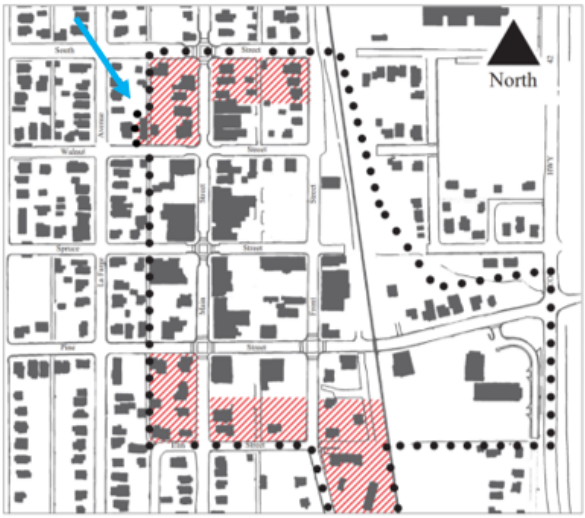
**Development Proposal:**
The proposal includes amending two definitions in LMC Sec. 17.08 to include 811 Walnut Street within the boundaries of downtown. The following amendments are proposed (words to be added are underlined):

> **Sec. 17.08.113 – Downtown Louisville.**
> *Downtown Louisville* means and includes (1) that certain Commercial Community (C-C) zone district set forth on the official zoning district map of the city and bounded on the north by South Street; on the south by the south line of the Town of Louisville Subdivision and south line of the Pine Street Plaza Subdivision; on the west by the alley between Main Street and LaFarge Avenue<u>, and also includes the property identified as Lot 1, Block 3, Jefferson Place, which lies west of said alley;</u> and on the east by the south and west boundary of East Louisville Subdivision and the east line of Colorado State Highway 42; and (2) that certain Commercial Business (C-B) zone district set forth on the official zoning district map of the City and bounded on the north by the south line of the Town of Louisville Subdivision; on the south by the north line of the Mansour-Engel Subdivision; on the west by the right-of-way for County Road/Front Street; and on the east by the Burlington Northern Santa Fe Railroad Tracks.
>
> **Sec. 17.08.591 – Westerly portion of Downtown Louisville.**
> *Westerly portion of Downtown Louisville* means and includes (1) that portion of the Downtown Louisville commercial community (c-c) zone district which is bounded on the north by south street; on the south by the south line of the Town of Louisville subdivision; on the west by the alley between Main Street and Lafarge Avenue<u>, and also includes the property identified as Lot 1, Block 3, Jefferson Place, which lies west of said alley;</u> and on the east by the Burlington Northern Santa Fe railroad tracks; and (2) all of that certain commercial business (c-b) zone district set forth on the official zoning district map of the city and bounded on the north by the south line of the Town of Louisville subdivision; on the south by the north line of the Mansour-Engel subdivision; on the west by the right-of-way for County Road/Front Street; and

on the east by the Burlington Northern Santa Fe railroad tracks.

An amendment to the boundaries of the Old Town Overlay is also proposed, which will remove the subject property from the overlay (see Attachment 2).

In addition to the proposed text amendments, a minor amendment to the maps located on Page viii and Page xii in the Handbook is proposed, which provides a visual of the Downtown Louisville boundaries and incorporates the subject property within the shaded area that represents the Transition Area of downtown.




*Proposed amended map on P. viii to include 811 Walnut in the Transition Area (shaded)*

*Proposed amended map on P. xii to include 811 Walnut to Downtown Louisville*

**Analysis:**
Staff find that the proposal provides consistency with the adopted policies that govern the historic Old Town residential areas and downtown commercial areas in Louisville. The Old Town Overlay zoning regulations are primarily intended for residential

structures located in the RM or RL zone districts within the historic Old Town. In contrast, the definition of Downtown Louisville was established to implement the Design Handbook for Downtown Louisville and identifies properties that are zoned CC and CB as subject to its commercial design standards.

The rezoning of 811 Walnut Street from RM to CC in 2025 aligned the property with the appropriate commercial zone district for its historically commercial building but left it within the residential-focused Old Town Overlay, creating an inconsistency. Removing the property from the Old Town Overlay and incorporating it into Downtown Louisville resolves this inconsistency and ensures the site is governed by the appropriate standards based on the property use and zone district.

By including 811 Walnut Street in Downtown Louisville, the property would be subject to the general design standards and the Transition Area design standards in the Handbook. These standards would apply to future exterior modifications or redevelopment and would be reviewed in accordance with the City's development review procedures.

Since the subject property also falls within the Westerly Portion of Downtown Louisville, the building would be counted towards the 475,000 square foot maximum cumulative floor area, as provided in LMC Sec. 17.12.060. The intent of this floor area limit is to appropriately regulate the scale and intensity of development in this portion of downtown. The existing single-story building is approximately 1,349 square feet, and there is no redevelopment proposed at this time. The inclusion of this property does not significantly alter the maximum developable floor area for the area.

Public Comments
There are no public comments as of the writing of this report.

**Council Work Plan:**

**Fiscal Impact:**

**Alternatives:**
Planning Commission may approve, approve with conditions, or deny the proposal.

**Recommendation:**
Staff recommend approval of Resolution 5, Series 2026, recommending approval to City Council of a draft ordinance to remove the subject property from the Old Town Overlay and include it within the boundaries of Downtown Louisville.

**Attachments:**

1. Attachment 1 - Resolution 5, Series 2026
2. Attachment 2 - Draft Ordinance
3. Attachment 3 - Owner Authorization

**RESOLUTION NO. 5**
**SERIES 2026**

**A RESOLUTION RECOMMENDING APPROVAL OF A DRAFT ORDINANCE APPROVING A REQUEST TO AMEND LOUISVILLE MUNICIPAL CODE TITLE 17 TO INCORPORATE THE PROPERTY AT 811 WALNUT STREET INTO DOWNTOWN LOUISVILLE AND REMOVE IT FROM THE OLD TOWN OVERLAY.**

**WHEREAS**, A certain real property, the street address of which is 811 Walnut Street and the legal description of which is Lot 1, Block 3, Jefferson Place subdivision (the "Property"), was rezoned from the Residential Medium Density (R-M) to Commercial Community (C-C) zone district; and

**WHEREAS,** the City desires to modify the definitions of *Downtown Louisville* and the *Westerly Portion of Downtown Louisville* so that the subject property is included within the boundaries of Downtown Louisville and removed from the boundaries of the Old Town Overlay zoning district; and

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

**WHEREAS**, the Planning Commission has considered the application at a duly noticed public hearing on March 12, 2026, where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission staff report dated March 12, 2026; and

**NOW THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval of a draft ordinance approving a request to amend Louisville Municipal Code Title 17 to incorporate the property at 811 Walnut Street into Downtown Louisville and remove it from the Old Town Overlay.

**PASSED AND ADOPTED** this 12th day of March, 2026.

By: _____
Steve Brauneis, Chair
Planning Commission

Attest: _____
Cullen Choi, Secretary
Planning Commission

**ORDINANCE NO. XXXX**
**SERIES 2026**

**AN ORDINANCE REMOVING LOT 1, BLOCK 3, JEFFERSON PLACE SUBDIVISION FROM THE OLD TOWN OVERLAY AND ADDING TO THE BOUNDARIES OF DOWNTOWN LOUISVILLE.**

**WHEREAS**, A certain real property, the street address of which is 811 Walnut Street and the legal description of which is Lot 1, Block 3, Jefferson Place subdivision (the "Property"), was rezoned from the Residential Medium Density (R-M) to Commercial Community (C-C) zone district; and

**WHEREAS**, the Louisville Municipal Code (LMC) Title 17, Zoning, establishes definitions that are used related to the use and development of land within the City;

**WHEREAS,** the Old Town Overlay zoning district was established to maintain the existing character of residential Old Town by maintaining an appropriate scale and character of development; and

**WHEREAS,** the definitions of Downtown Louisville and the Westerly Portion of Downtown Louisville establish boundaries of Downtown Louisville; and

**WHEREAS**, the Design Handbook for Downtown Louisville (the "Handbook") provides policies on design in Downtown Louisville; and

**WHEREAS,** the City desires to modify said definitions so that the subject property is included within the boundaries of Downtown Louisville and removed from the boundaries of the Old Town Overlay zoning district; and

**WHEREAS**, after a duly noticed public hearing held March 12, 2026, where evidence and testimony were entered into the record, including the Louisville Planning Commission Staff Report dated March 12, 2026, the Louisville Planning Commission has recommended the City Council adopt the amendments to the LMC set forth in this ordinance;

**WHEREAS**, City Council has provided notice of a public hearing on said ordinance by publication as provided by law and held a public hearing as provided in said notice; and

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

**Section 1.** Louisville Municipal Code Chapter 17.08 (Definitions) is hereby amended for Section 17.08.113 and Section 17.08.591 to read as follows (words to be added are underlined):

**Sec. 17.08.113 – Downtown Louisville.**

*Downtown Louisville* means and includes (1) that certain Commercial Community (C-C) zone district set forth on the official zoning district map of the city and bounded on the north by South Street; on the south by the south line of the Town of Louisville Subdivision and south line of the Pine Street Plaza Subdivision; on the west by the alley between Main Street and LaFarge Avenue, and also includes the property identified as Lot 1, Block 3, Jefferson Place, which lies west of said alley; and on the east by the south and west boundary of East Louisville Subdivision and the east line of Colorado State Highway 42; and (2) that certain Commercial Business (C-B) zone district set forth on the official zoning district map of the City and bounded on the north by the south line of the Town of Louisville Subdivision; on the south by the north line of the Mansour-Engel Subdivision; on the west by the right-of-way for County Road/Front Street; and on the east by the Burlington Northern Santa Fe Railroad Tracks.

**Sec. 17.08.591 – Westerly portion of Downtown Louisville.**

*Westerly portion of Downtown Louisville* means and includes (1) that portion of the Downtown Louisville commercial community (c-c) zone district which is bounded on the north by south street; on the south by the south line of the Town of Louisville subdivision; on the west by the alley between Main Street and Lafarge Avenue, and also includes the property identified as Lot 1, Block 3, Jefferson Place, which lies west of said alley; and on the east by the Burlington Northern Santa Fe railroad tracks; and (2) all of that certain commercial business (c-b) zone district set forth on the official zoning district map of the city and bounded on the north by the south line of the Town of Louisville subdivision; on the south by the north line of the Mansour-Engel subdivision; on the west by the right-of-way for County Road/Front Street; and on the east by the Burlington Northern Santa Fe railroad tracks.

**Section 2.** The maps on Page viii and Page xii of the Design Handbook for Downtown Louisville, referenced in Section 17.16.280 and as Appendix B to Chapter 17.28 of the Louisville Municipal Code, are hereby amended as set forth in Exhibit A to this ordinance, attached hereto and incorporated herein by this reference.

**Section 3.** The following amended described property is hereby zoned Old Town Overlay District pursuant to the zoning ordinances of the City and shall be so designated on the Zoning District Map of the City of Louisville and shown in Exhibit B (words to be added are underlined):

> Beginning at the northeast corner of Block 15, Caledonia Place Subdivision, thence west along Lafayette Street to Jefferson Avenue; thence north on Jefferson avenue to Griffith Street; thence west on Griffith Street to the west boundary of the Fischer Subdivision; thence south along the west boundary of the Fischer Subdivision, the west boundary of the Nicola DiGiacomo Subdivision, and the west boundary of the Capitol Hill subdivision to South

Street; thence west along the north boundary of the Louisville Heights subdivision to the northwest corner of said Louisville Heights subdivision; thence south along the west boundary of the Louisville Heights subdivision to Pine Street; thence west along Pine Street to the west boundary of the Corrigan subdivision; thence south along the west boundary of the Corrigan subdivision to the southwest corner of said subdivision; thence east along the south boundary of the Louisville Heights subdivision to the west boundary of the Acme Place Subdivision; thence south along said west boundary of the Acme Place Subdivision to Hutchinson Street; thence east along Hutchinson Street to the northeast corner of the Windsong Subdivision; thence south along the east boundary of the Windsong Subdivision to the north boundary of Johnson's Addition to the west boundary of Johnson's Addition; thence west along the north boundary of Johnson's addition to the west boundary of Johnson's Addition; thence south along the west boundary of Johnson's Addition to the south boundary of Johnson's addition; thence east along the south boundary of Johnson's Addition to Roosevelt Avenue; thence north along Roosevelt Avenue to the south boundary of Murphy Place subdivision to County Road; thence north along County Road to Elm Street; thence west along Elm Street to the alley lying between Main Street and Lafarge Avenue; thence north along said alley <u>to the property identified as Lot 1, Block 3, Jefferson Place subdivision; thence west along Lot 1, Block 3, Jefferson Place subdivision; thence north along Lot 1, Block 3, Jefferson Place subdivision; thence east along Lot 1, Block 3, Jefferson Place subdivision to the alley between Main Street and Lafarge Avenue; thence north along said alley</u> to South Street; thence east along South Street to the Colorado and Southern Railroad tracks; thence north along said railroad tracks to Lafayette Street and the point of beginning;

and
All of East Louisville Subdivision;
and

Beginning at the northeast corner of the R. DiGiacomo Subdivision; thence west along the north boundary of the R. DiGiacomo Subdivision; thence south along the west boundary of the R. DiGiacomo Subdivision to Harper Street; Thence west along the Harper Street right of way to the Colorado and Southern Railroad tracks; thence south along the Colorado and Southern Railroad tracks to Griffith Street; thence east along Griffith Street to Colorado State Highway 42; thence north along Colorado State Highway 42 to the northeast corner of the R. DiGiacomo Subdivision and the point of beginning.

**<u>Section 4.</u>** A copy of this ordinance shall be recorded in the Offices of the Boulder County Clerk and Recorder.

**INTRODUCED, READ, PASSED ON FIRST READING, AND ORDERED PUBLISHED** this _____ day of _____, 2026.

_____
Christopher M. Leh, Mayor

ATTEST:

_____
Genny Kline, City Clerk

**PUBLIC HEARING AND SECOND READING WILL BE THE ____ DAY OF _____, 2026, AT 6:00 P.M. AT LOUISVILLE CITY HALL, 749 MAIN STREET, LOUISVILLE, CO 80027.**

**PASSED AND ADOPTED ON SECOND AND FINAL READING,** this ____ day of _____, 2026.

_____
Christopher M. Leh, Mayor

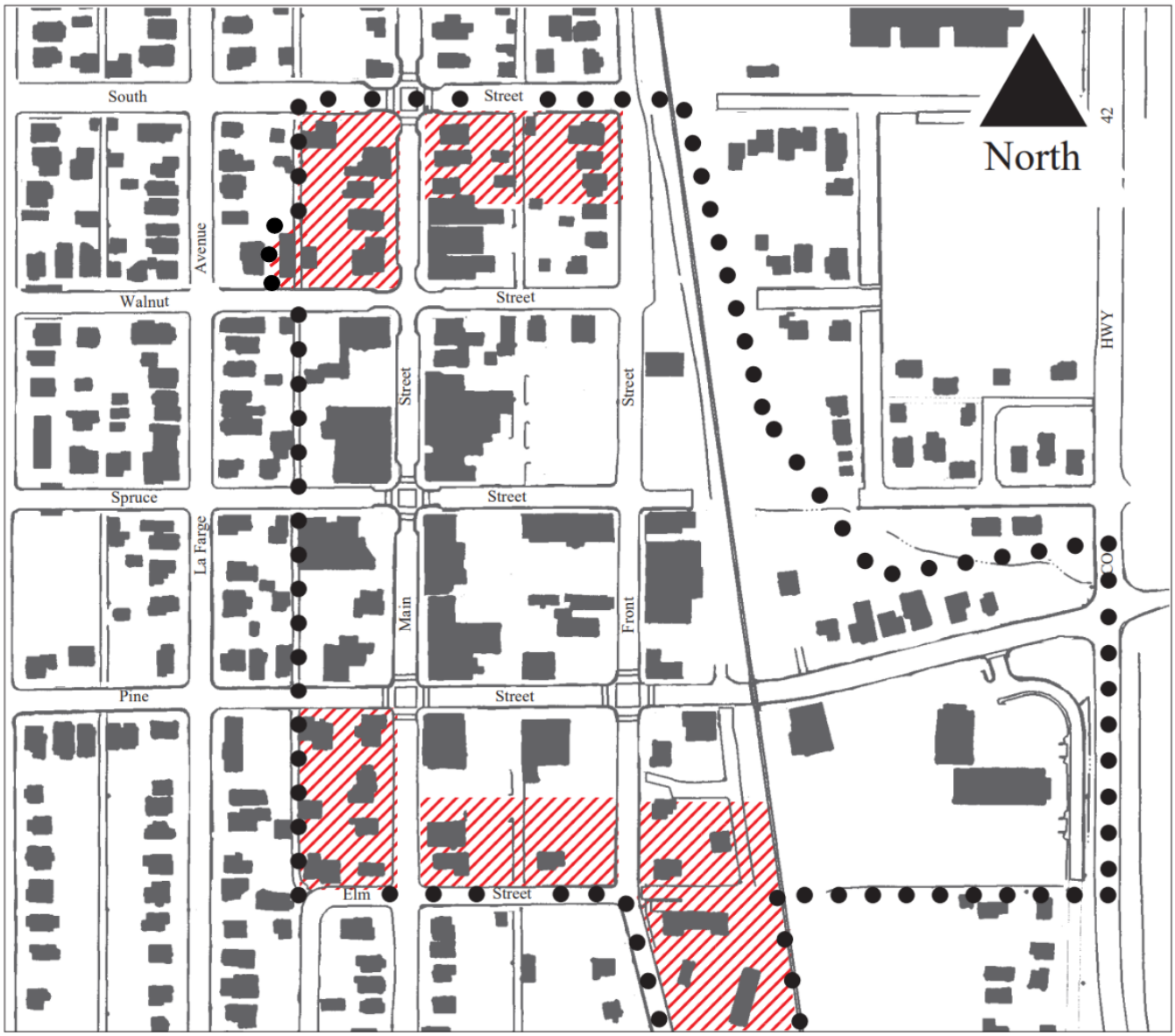
ATTEST:

_____
Genny Kline, City Clerk

APPROVED AS TO FORM:
Kelly PC

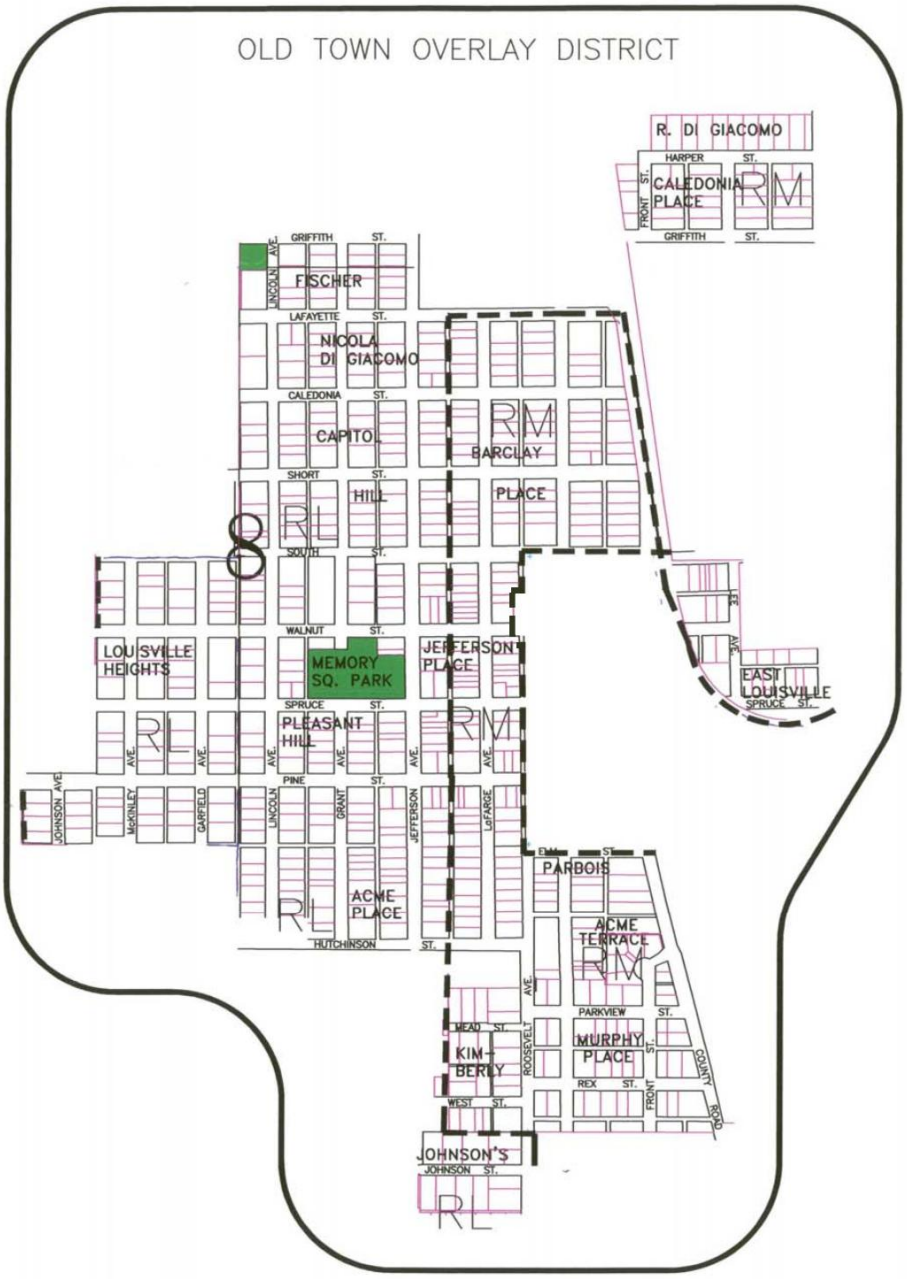
_____
Kathleen Kelly, City Attorney

**<u>Exhibit A</u>**
**Design Handbook for Downtown Louisville Amended Maps**



South Street
Walnut Street
Spruce Street
Pine Street
Elm Street
La Farge Avenue
Main Street
Front Street
North
CO HWY 42

**Exhibit B**
**Old Town Overlay Zoning Map**




* The Old Town Overlay District includes all properties located within the marked boundaries and excludes Lot 1, Block 3, Jefferson Place, as shown above.

City of Louisville

749 Main Street

Louisville, CO 80027

RE: Downtown Louisville Overlay Text Amendment for 811 Walnut Street (LMCA-000590-2026)

To Whom it May Concern:

I, ____J.D. Greene_____, owner of the property
(Name)

located at 811 Walnut Street, Louisville, CO, hereby authorize the City of Louisville to complete a text amendment application to remove the subject property from the Old Town Overlay and place it in the Downtown Louisville Overlay.

J.D. Greene

Property Owner's Name

Property Owner's Signature

2/23/26

Date