Takoda

General Development Plan - 8th Amendment

Southeast ¼ of Section 5, Township 1 South, Range 69 West of the 6th P.M.

Property Ownership

Boulder County Housing Authority
2525 13th Street, Suite 204
Boulder CO 80304

Legal Description

That portion of the Southeast ¼ of Section 5, Township 1 South, Range 69 West of the 6th P.M., County of Boulder, State of Colorado, described as follows:

Beginning at the Southeast corner of said Section 5; thence North 00°07'00" East along the East line of said Section 5, a distance of 772.18 feet to the true point of beginning; thence continuing North 00°07'00" East along the East line of said Section 5, a distance of 592.90 feet to the approximate centerline of that easement and right of way for electric transmission lines as granted by Sam Milano to Public Service Company of Colorado by instrument recorded February 16, 1942 in Book 713 at Page 130; thence North 89°59'40" West, along the approximate centerline of the said right of way described in Book 713 at Page 130, a distance of 783.09 feet; thence South 00°07'00" West, a distance of 846.77 feet to the North line of that tract of land which is excepted in the description of "Tract 1" in the Deed from Esta D. Parr and Glennie Parr to Davidson Investments, Inc., a Colorado corporation, recorded January 22, 1962 in Book 1216 at Page 503; thence along the North line of the said tract of land excepted in the description of "Tract 1" in the said Deed in Book 1216 at Page 503 by the following four calls and distances:

Thence North 55°09'00" East, a distance of 5.23 feet;
Thence North 83°50'00" East, a distance of 247.65 feet;
Thence North 67°30'00" East, a distance of 316.33 feet;
Thence North 66°49'00" East, a distance of 262.00 feet to the true point of beginning.

Also known as Tract 2671, less A & B, Section 5, Township 1 South, Range 69 West of the 6th P.M.

AND Tract C, The Lanterns, according to the plat recorded April 1, 2015 under reception no. 03437001, County of Boulder, State of Colorado

Project Description

Property Area: 13.584 Acres

Access:
a) West Hecla Drive through Steel Ranch South
b) Hwy 42 left or right onto West Helca Drive
c) Paschal Drive via Kaylix Avenue through Summit View property and Davidson Highline property
d) South Boulder Road via Kayiix Avenue through Christopher Plaza II Property

Land Use Summary

Gross Property Area:	13.404 Acres
Hwy 42 ROW Dedication:	0.41± Acres
Collector St ROW Dedication:	1.11± Acres
Local Street ROW Dedication:	0.82± Acres
Ditch Easement:	0.19± Acres
Other Utility Easements:	0.63± Acres
Planning Area 'A':	1.82± Acres
Planning Area 'B':	3.44± Acres
Planning Area 'C':	2.85± Acres
Planning Area 'D':	2.31 ± Acres

Development Summary

Planning Area 'A': PCZD-C/R "excluding automobile service stations"
Allowed Uses: per section LMC 17.72.080 & 17.72.090
Maximum F.A.R.: 1.0
Maximum Floor Area Allowed (1.82 Acres): 79,279± sf[1]
Commercial Floor Area (0.87 Acres): 37,897± sf[2]
Dwelling Units (included in F.A.R.): 28 units[2]
Maximum Residential Density for 1.82 Acres: 15.4 Dwelling Units / Acre

Planning Area 'B': PCZD-R
Allowed Uses: per section LMC 17.72.080
Dwelling Units: 115 Dwelling Units
Maximum Density for 3.44 Acres: 33.4 Dwelling Units / Acre

Planning Area 'C': PCZD-C/R "excluding automobile service stations"
Allowed Uses: per section LMC 17.72.080 & 17.72.090
Maximum F.A.R.: 1.0
Maximum Floor Area Allowed (2.85 Acres): 124,146± sf[1]
Commercial Floor Area (.61 Acres): 26,571.2± sf[2]
Dwelling Units: 56 Dwelling Units
Maximum Density for 2.85 Acres: 25 Dwelling Units / Acre

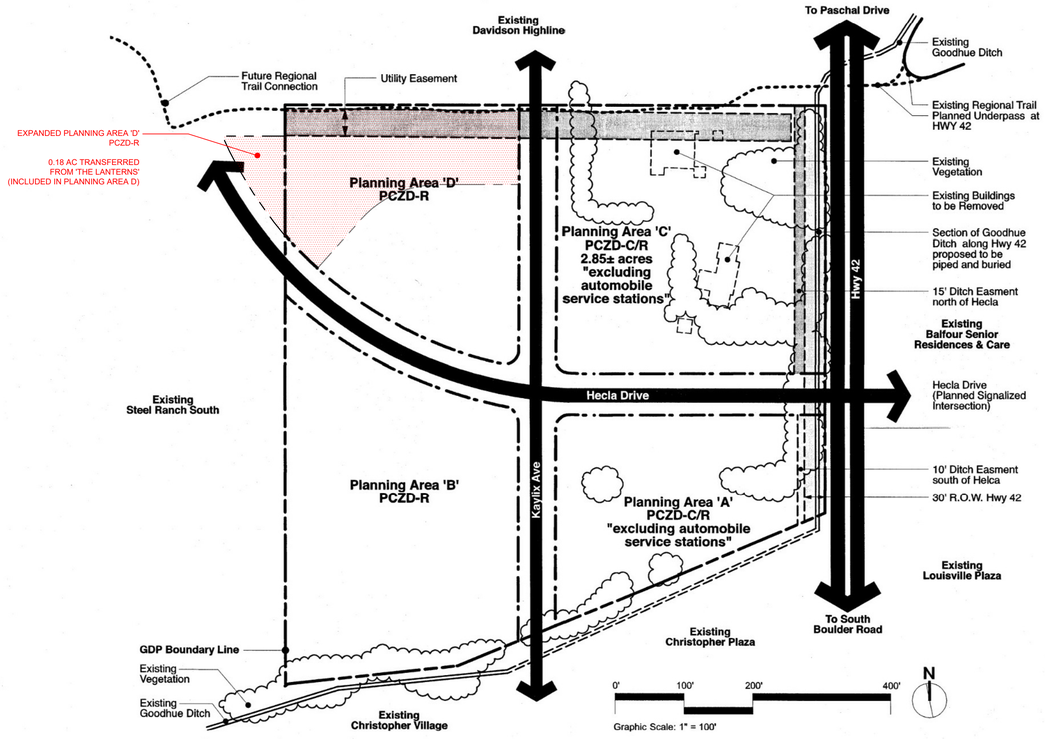
Planning Area 'D': PCZD-R
Allowed Uses: per section LMC 17.72.080
Dwelling Units: 35 Dwelling Units
Maximum Density for 2.13 Acres: 15.2 Dwelling Units / Acre

Totals: Units: 234 Dwelling Units

notes:
[1] It is intended that a portion of this Planning Area will be higher density artists live-work type housing.
[2] The combined square footage of commercial and residential will be less than half the amount allowed when calculating the entire area using FAR of 1.0.

Public Land Dedication

Gross Area	13.404 Acres
PCZD-R Area + PCZD-C/R (Residential Area Only)	12.106 Acres
PCZD-C/R Area (Commerical Area Only)	1.478 Acres
PCZD-R + PCZD-C/R (Residential Area Only)	
Gross Area:	12.106 Acres
Minimum Area Required:	15%
Dedicated Land Required:	1.8±Acres
Total Dedicated Land Required (PCZD-R)	**1.8± Acres**
PCZD-C/R (Commercial Area Only)	
Gross Area:	1.478 Acres
Minimum Area Required:	12%
Dedicated Land Required:	0.18 Acres
Total Dedicated Land Required (PCZD-C)	**0.18 Acres**
TOTAL DEDICATED PUBLIC LAND REQUIRED	**1.98 Acres**

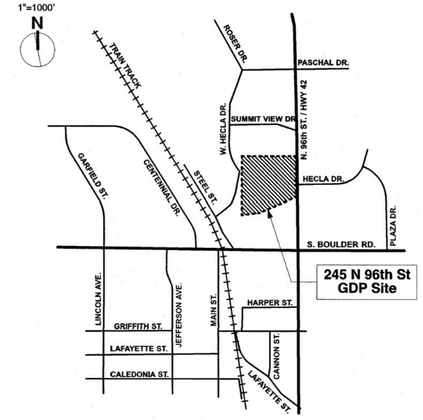


Bulk & Dimension Standards

	Planning Area 'A'*	Planning Area 'B'*	Planning Area 'C'*	Planning Area 'D'*
Min. Lot Area	7,000 sf	7,000 sf	7,000 sf	1,250 SF
Min. Lot Width	60'	60'	60'	23'
Max. Lot Coverage	40%	40%	40%	50%
Building Setbacks				
Min. Front Yard Setback (Principle Uses)	See ROW Setbacks	See ROW Setbacks	See ROW Setbacks	See ROW Setbacks
Min. Side Yard Setback (Principle Uses)	3'	3'	3'	0' / 5' [7]
Min. Side Yard Setbacks (Accessory Uses)	3'	3'	3'	3'
Min. Rear Yard Setback (Principle Uses)	Parking: 5' Building: 10'	Parking: 5' Building: 10'	Parking: 5' Building: 10'	Parking: 5' Building: 10'
Min. Rear Yard Setbacks (Accessory Uses)	Parking: 5' Building: 10'	Parking: 5' Building: 10'	Parking: 5' Building: 10'	Parking: 5' Building: 10'
Setback from Hwy 42 ROW	Parking: 40' min from PL (10' from ROW Easement)[6] Building: 40' min from PL (10' from ROW Easement)[6]	N/A	Parking: 40' min from PL (10' from ROW Easement)[6] Building: 45' min from PL (15' from ROW Easement)[6]	N/A
Setback from Collector Street ROW	Parking: 10' Building: 5' typical, 0' for 33% of façade up to 12' max. width [2,3]	Parking: 10' Building: 5' typical, 2' for 33% of façade up to 12' max. width [2,3]	Parking: 10' Building: 5' typical, 2' for 33% of façade up to 12' max. width [2,3]	Parking: 10' Building: 5' typical, 2' for 33% of façade up to 12' max. width [2,3]
Setback from Local Street ROW	Parking: 10' Building: 5' [3]	Parking: 10' Building: 5' [3]	Parking: 10' Building: 5' [3]	Parking: 10' Building: 5' [3]
Setback From Parks and Open Space	0'	0'	0'	0'
Min. Building Separation	6'	6'	6'	6'
Max. Building Height				
Principle Uses	2-3 stories [4,5]	2-3 stories / 50' max. height [1,4,5]	2-3 stories [4,5]	2-3 stories [4,5]
Accessory Uses	30'	30'	30'	30'

[1] The 50' max building height accommodates the specific instance in Planning Area B where a two to three story residential building with basement level garage parking access is proposed in a location where the height is compatible with building height precedents on the adjacent property.
[2] The 33% portion of the mulit-family building façade with 2' setback shall be angled and have a maximum width of 12' to maintain pedestrian mass and scale along the street front.
[3] Stoop, steps, covered porch, awning, or sunshading elements are permitted within the 5' setback.
[4] Third floors of multifamily buildings shall step back a minimum of 5' for a minimum of 50% of any given frontage.
[5] Roof forms shall have a mix of pitched, sloped, or flat roof types that vary in orientation for a dynamic skyline.
[6] Boulder County Housing Authority shall work with the Goodhue Ditch Company to finalize the necessary easement and setback agreements.
[7] 0' side setback permitted for party walls between duplex lots

Vicinity Map



Notes

1. Survey by Scott, Cox & Associates, dated December 12, 2014.
2. The property is not located in the flood plain per FEMA map number 08013C0582J panel 852 of 615 revised December 18, 2012.
3. Timing and phasing of this development will be dependent on tax credit funding and other funding sources.
4. Proposed vehicular connections from internal collector and local streets may be refined.
5. No less than eighty percent (80%) of the total count of all residential units on the property shall be developed as affordable units at or below sixty percent (60%) of the area median income ("AMI"), and at least sixty (60) of the affordable units shall be age restricted for occupancy by persons fifty-five (55) years of age, or older, as provided in the Annexation Agreement.
6. Use Group #12 in Section 17.72.090(b) (Automobile service stations) is prohibited in Planning Areas A & C.
7. The Owner shall pay for 50% of the cost of a traffic signal installation at the intersection of West Hecla Drive and Highway 42 per the Annexation Agreement.

PLANNING COMMISSION CERTIFICATE

RECOMMENDED APPROVAL THIS _____ DAY OF _____, 2026
BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. _____ SERIES _____

CITY COUNCIL CERTIFICATE

APPROVED THIS _____ DAY OF _____, 2026
BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.

_____ _____
MAYOR CITY CLERK

CITY COUNCIL CERTIFICATE

(COUNTY OF BOULDER
STATE OF COLORADO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____O'CLOCK, __.M., THIS _____DAY OF _____, 2026, AND IS RECORDED IN PLAN FILE _____, FEE _____ PAID _____ FILM NO. _____ RECEPTION, _____

_____ _____
CLERK & RECORDER DEPUTY

AMENDMENT BLOCK

8	AMENDMENT 8: TO REVISE THE MINIMUM LOT AREA, WIDTH, AND COVERAGE IN PLANNING AREA 'D' TO ALLOW FOR AFFORDABLE HOME OWNERSHIP LOTS. AND TO TRANSFER 0.18 AC FROM LANTERNS TO TAKODA TO BE INCLUDED IN PLANNING AREA 'D'.	10/20/2026

LandDesign.
3070 Blake Street, Suite 200
Denver, CO 80205
720-274-0814
WWW.LANDDESIGN.COM

DEVELOPER
RURAL HOMES
220E COLORADO, AVE #106
TELLURIDE, CO, 81435
970.369.9616

LANDSCAPE ARCHITECT
LANDDESIGN
3070 BLAKE ST, #200
DENVER, CO 80205
703.549.7784

CIVIL ENGINEER
OLSSON
1525 N RALEIGH ST, #400
DENVER, CO, 80204
303.237.2072

ARCHITECT
KGA STUDIO
3881 STEELE ST, STE 1132
DENVER, CO, 80205
303.442.5882

PROJECT TEAM

KESTREL
Boulder County Housing Authority
245 North 96th Street, Louisville, CO

LANDDESIGN PROJ.#
3526025

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
01	1ST SUB. GDP AMDT	10-20-2026

SHEET TITLE
GDP

SHEET NUMBER
01 of 01

ORIGINAL SHEET SIZE: 24" X 36"