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KESTREL - PLANNED UNIT DEVELOPMENT

BOULDER COUNTY HOUSING AUTHORITY

PUD Amendment + PLAT + GDP Amendment

PARCEL NUMBER: 157505477012
TOWN OF LOUISVILLE, COLORADO

PROJECT NARRATIVE

Land Design for Rural Homes Colorado
10.15.2026

TO: City of Louisville
Community Development Department
749 Main Street
Louisville CO 80027

RE: Kestrel PUD – Lot 12
Kestrel Affordable Housing Development
PUD, GDP Amdt. & Subdivision Plat

INTRODUCTION

The Kestrel Lot 12 site is located in the northwest corner of the Kestrel Planned Unit Development (PUD) in the City of Louisville, Colorado. The site is located north of Hecla Drive and west of Kaylix Avenue. The Kestrel Planned Unit Development (PUD) is approximate 10 acres and functions as a master plan which includes four planning areas for Residential (PCZD-R) and Commercial Residential (PCZD-C/R) and is comprised of residential land uses, including multi-family housing, senior housing, and a community center. The Rural homes affordable housing site is located within Planning Area D (PCZD-R) and is identified as Lot 12. Lot 12 is approximately one (1) acre.

The Kestrel duplex site plan is part of a master planned, mixed-use development in Louisville, CO. This application includes Lot 12 and is approximately one (1) acre, zoned PCZD-R for a maximum of 14 dwelling units. A General Development Plan (GDP) is associated with the site and is proposed to be amended with this application. This Site Plan application will also include three additional dwelling units as part of the absorbed Lanterns, Tract C.

The site is currently owned by Boulder County Housing Authority (BCHA) with Rural Homes as the Applicant. Rural homes will take ownership of the 17 lots upon recordation of the subdivision plat. The applicant anticipates developing 14 duplex units on individual, fee-simple lots with a private roadway and surface parking, plus one additional duplex and one single family detached (SFD) home on the Lanterns site, for a total of 17 for-sale affordable lots.
A pre-application meeting was held with the City of Louisville on April 30, 2026.
The anticipated process for entitlements is:

- General Development Plan (GDP) Amendment to the Takoda Amdt. 7 GDP to allow for a reduction in lot size/width and update the lot coverage.
- A PUD (Planned Unit Development) Amendment to the Kestrel PUD which serves as a Site Plan (requires at least one round of construction document (CD) review prior to PUD approval)
- A Final Subdivision Plat (Including Subdivision Improvement Agreement (SIA))

The entitlement process will require public hearings with both Planning Commission (PC) and City Council (CC). Because the GDP Amendment is a zoning change, the project will require two readings with CC.
All applications are expected to run concurrently. An expedited review process is supported by the City, with an anticipated schedule of a four-week review period for first submittal, followed by two-week review periods.

PROJECT OVERVIEW

PARCEL NUMBER:	157505477012
TOTAL PLANNING AREA (PA-D):	+/- 2 ACRES (UP TO 32 UNITS)
PROPOSED DEVELOPMENT AREA (LOT 12):	+/- 1 ACRES (UP TO 14 UNITS)
ADDED DEVELOPMENT AREA (LANTERNS):	+/- .18 ACRES (3 UNITS)
EXISTING ZONING:	PUD – PLANNING AREA D (PCZD-R)
PROPOSED ZONING:	PCZD-R (No Change)
EXISTING LAND USE:	Vacant Land
PROPOSED LAND USE(S):	Residential (Duplex)
PROPOSED LOTS:	17 Total
PROPOSED RESIDENTIAL:	17 For-Sale Units (8 Duplex Bldgs, 1 SFD)

GENERAL DEVELOPMENT PLAN

The existing GDP for the site is *Takoda GDP, Amdt. 7.* Planning Area D is designated for residential land uses, up to 32 dwelling units. For these 32 dwelling units, sufficient Public Land Dedications have already been met with the GDP. And previous PUD/site plan development includes Lot 11 for 18 multifamily units, with up to 14 units remaining to be developed on Lot 12.
The applicant proposes an 8th amendment with this application. The amendment includes a reduction to the minimum lot size, minimum lot width, and total lot coverage in the remaining undeveloped parcel within Planning Area D, only. The reduction in lot size and width would promote the development of 14 duplex units on individual for-sale lots (7 buildings), vs. larger, multifamily buildings on larger lots.

Adjacent to the Takoda GDP is the *Lanterns GDP*. Currently, Tract C remains undeveloped. The applicant proposes an additional three residential lots (two duplex units, and one single family detached unit) to be included with the Kestrel PUD.

PROPOSED AMENDMENTS:

ADDED ACREAGE:	+/- .18 ACRES TRANSFERRED FROM THE LANTERNS TO TAKODA
MAXIMUM DWELLING UNITS:	FROM 32 TO 35 LOTS (INCLUDING ADDED AC)
MINIMUM LOT SIZE:	FROM 7,000 SF TO 1,250 SF
MINIMUM LOT WIDTH:	FROM 60' TO 23'
MAXIMUM LOT COVERAGE:	FROM 40% TO 50%

SITE PLAN / PUD

Access / Circulation:

Access is provided via Kalix Ave (existing 50' right of way) on the east and the Lot 11 parking lot with private drive (owned by BCHA) to the south. A 24' paved road within a private tract, to be owned and maintained by BCHA loops between the two access points. The existing cul-de-sac east of the property at the terminus of Kaylix Ave. will remain in place, as currently platted within an easement to ensure adequate turn-around space is provided in the scenario that Kaylix does not extend to the north, through the Thistle future residential site.

An existing 40' water easement transects the northern portion of Lot 12, adjacent to the regional trail, prohibiting buildings to be located towards the northern property line. Surface parking is proposed within this area, consistent with the adjacent multifamily neighborhood to the east. The northern boundary of the site shall maintain adequate clearance from the existing multi-use trail and no residential structures will be proposed within the 40' utility easement. Access will be coordinated with the City, Fire, and BCHA.

Utilities:

The site will be served by existing public water and sanitary sewer infrastructure adjacent to Lot 12, with no offsite main extensions anticipated beyond the immediate connection points. Domestic water service is proposed via an 8" water main extended from the existing main coming from Hecla Drive and Kaylix Avenue and carried through the site within the private drive tract, generally following the internal loop road between Kaylix Avenue and the Lot 11 drive to the south.

Individual water services are proposed to each of the 17 units, with separate meters and curb stops for each lot. Sanitary sewer service is proposed by gravity, with services from each unit collected by a sewer main routed within the private drive tract and discharging to the existing public sewer system within Kaylix Avenue. Manholes are proposed at alignment changes, junctions, and at intervals required by City standards to allow for maintenance access from the paved drive. Services to the two additional duplex

units and the single-family detached unit on the Lanterns, Tract C portion of the site will be extended from the Hecla Drive directly and not into the new line.

The existing 40’ water easement transecting the northern portion of Lot 12 will remain in place and will be preserved free of buildings and permanent structures, consistent with the site layout described above.

Drainage:

The site will match existing drainage patterns along with the Master Drainage Report concept. This Master Report provides an existing pond to the east that will handle all flow from the existing site with no on-site modifications. The site generally flows from south to north and will be captured via curb and run east to the existing inlet within Kaylix Avenue.

Open Space & School Dedications:

Requirements have been met through the existing Kestrel PUD.
No offsite improvements, including detention, are proposed with this scope.

Lighting & Landscape:

Lighting and landscape will be consistent with the guidelines provided in the approved PUD.
Proposed lighting and landscaping are consistent with the guidelines provided in the approved PUD. Wall-mounted sconces at 15’ above finished grade illuminate building entries and facades, while low-profile, 42” tall by 8” round bollards provide pedestrian level pathway lighting along walkways. Post-top lighting fixtures on 25’ and 15’ site poles are spaced along the drive aisle and parking areas to evenly illuminate the road, and work alongside the existing street lighting to create a safe and comfortable night environment without overpowering the residential character of the neighborhood.

The proposed plant species for this improvement have been selected due to their appropriateness for the local area as well as selected with both aesthetics and water conservation in mind. The prescribed density of plants has been provided in a way to ensure ample landscape coverage without overcrowding landscaped areas with competing plantings. Careful coordination with proposed lighting has bene done to ensure proposed tree locations will not inhibit the safety of residents during night time hours where adequate lighting is crucial.

Sustainability:
Homes are all-electric, with heat pump heating and cooling, and are designed to ENERGY STAR and DOE Zero Energy Ready Home targets. The envelope includes 2x6 exterior walls and R-50 roof insulation. Because the homes are built indoors, framing and insulation stay dry and materials are cut to order, which reduces jobsite waste. Each home ships with its roof finished, which cuts time on site and construction traffic for neighbors. Roofs are ready for future solar, and each unit includes an EV-ready circuit.

Architecture:

The Kestrel Duplexes is a 17-unit affordable housing development of modular duplexes, designed to deliver below-market-rate homes without compromising architectural quality.
Although buildings primarily contain two units, the massing and elevations are composed so that each duplex reads as a single, cohesive building, keeping the development in scale with its surroundings. Along the alley, the façade steps back where the setbacks permit, breaking up the building length and providing visual relief. A varied color palette adds interest across the site while complementing the existing buildings in the neighborhood.
The standard unit fits three bedrooms, three bathrooms, a kitchen, a living area, and a loft within an efficient 38' x 18' modular footprint. Two units are Type A accessible units, extended to 40' with a modified floor plan, while keeping elevations consistent with the rest of the development

RURAL HOMES

Rural Homes implements a mission-driven approach and proven ability to deliver affordable, workforce housing in Colorado's communities.

Unlike many developers, Rural Homes is a subsidiary of non- profit Paradox Community Trust and is a vertically integrated builder focused exclusively on **long-term affordability, workforce stability, and community well-being**. Their philosophy is rooted in the belief that housing should strengthen communities and remain affordable across generations. By blending innovative construction techniques, smart financing, and deep partnerships with local employers and governments, they are redefining how workforce housing can be delivered efficiently, sustainably, and equitably.

Rural Homes' guiding commitments include:

- **Community First** – Direct engagement with local employers, governments, and residents ensures projects are designed for the workforce that lives there.
- **Efficiency & Innovation** – Use of modular construction, bundled subcontracting, and value engineering reduces costs without compromising quality.
- **Long-Term Affordability** – Homes are deed-restricted with capped appreciation, energy-efficient design, and no additional HOAs or metro districts to keep ownership costs low.
- **Holistic Support** – Beyond construction, the team provides down payment assistance, mortgage support, bilingual guidance, and even integrates home-based childcare options.

Modular Innovation

A cornerstone of Rural Homes' approach is their partnership with Vederra Modular, an Aurora-based modular home factory that has quickly become a statewide leader in affordable housing innovation. By manufacturing homes in a controlled factory environment, Vederra reduces construction waste, shortens timelines, and provides consistent, high-quality builds. Homes are then transported to the site and assembled with precision, dramatically cutting costs compared to traditional methods.

CONCLUSION

The applicant and design team want to thank the City of Louisville for the opportunity to present this Kestrel Lot 12 PUD, GDP Amendment, and Subdivision application for review and approvals. We look forward to working closely with staff and the outside referral agencies to provide all required documentation in order to provide the community with affordable housing. Please reach out to any of the contacts below with questions, comments, or need for additional information. Thank you.

Sincerely,

Allison Hibbs
LandDesign
Associate, Senior Designer II

PROJECT TEAM

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