

ATTACHMENT 1: PROJECT NARRATIVE AND VARIANCE HARDSHIP STATEMENT

1. PROJECT BACKGROUND

The proposed to the E-62 Regulator Station Project (the Project) include the construction of a new enclosure on the property, with the enclosure being approximately 121 square feet in size and featuring a maximum enclosure height of less than 9 feet in height. The enclosure will not be connected to electricity, water, sewer or other utilities. The enclosure is proposed to be placed on top the existing E-62 regulator station in its current location on the subject property. Williams Diana Carol Trust owns the subject property which is approximately 2.11 acres in size, is zoned Industrial (I) and features an approximately 28,827 square foot warehouse/office/manufacturing building. The Project occupies roughly 200 square feet of the southwest corner of the subject property and proposes no change to the existing use of the subject property.

There is existing access to the subject property provided from S Pierce Ave which is the primary access to the existing warehouse/office/manufacturing building on the subject property. The Project is located within an easement granted to PSCo and is located in the southwest corner of the subject property along the existing natural gas pipeline located within the easement which runs parallel to W Dillon Road along the southern property boundary. The Project includes replacement and upgrades to existing regulator station components such as fire valves and regulator station equipment. Upgrades to this equipment largely occurs underground and is not subject to land use permits or building permit requirements. A PUD Amendment is required for the replacement of the existing enclosure that is located on top of the regulator station with a new enclosure. The purpose of the enclosure is to secure the regulator station by containing the above grade regulator station equipment within the enclosure. The enclosure will be tan/beige in color and will be located on a concrete pad foundation. See Attachment 4 for the planned improvements included with the Project. Construction on the enclosure expected to begin in Spring of 2026, pending receipt of all applicable permits. Property information is included in Table 1.

Table 1: Property Information

Property Information	Regulator Station Parcel
Parcel Number	157516002012
Address	765 S Pierce Ave, Louisville, Colorado
Parcel Owner	Williams Diana Carol Trust
Jurisdiction	Louisville, Colorado
Legal Description	LOT 1 BLK 1 COLORADO TECHNOLOGICAL CENTER 1 ID 31173 COMB HERE PER OWNER 06/12/96
Estimated Parcel Area	91,740.63 square feet / 2.11 acres

The subject property is not located within an environmentally sensitive areas such as wetlands, floodplains, or wildlife areas. This Project is located on developed land with W. Dillon Road being directly to the south of the Project and the Burlington Northern Railroad located directly to the west of the Project. The Project is located next to an existing perimeter fence for the subject property and generally is located within a landscaped area of the subject property. A sidewalk located just north of W. Dillon Road is located to the south of the Project and will not be impacted by the Project. Two existing trees are proposed to be removed from the area surrounding the project to mitigate the existing landscape and utility line conflicts found in the area around the Project. The PUD Amendment landscape plan shows the location of new plantings proposed which includes the replacement of one of the two trees proposed to be removed with a new tree in a new location that avoids utility conflicts and the installation of shrubs and planting equivalents to replace the other tree planned for removal. Shrubs and plantings used as equivalent plantings for the removal of one of the trees will be located to provide screening of the enclosure from views along W. Dillon Road.

1.2 CONSTRUCTION

During the pre-construction phase small crews will be in the Project Area surveying features, marking existing utility lines, and “potholing” to verify underground utility locations and depths. This work helps to set the construction area. Construction crews will set-up the construction area with equipment and materials. During construction, crews will set-up traffic control measures to ensure the safety of the public by restricting access to the subject property and ensuring safe ingress and egress from the subject property. During construction, there will be elevated noise and activity related to construction work and line testing. Construction equipment and materials will be in the area. After construction has been completed, disturbed areas will be restored to pre-construction conditions. The construction staging and storage area will be restored in coordination with the landowner.

2. PUD AMENEMDNT REVIEW CRITERIA (17.28.120) ANALYSIS

The LZC Section 17.28.120 includes the following criteria that must be met.

A. The city council must be satisfied that the final development plan has met with each of the following criteria or can demonstrate that one or more of them is not applicable and that a practicable solution consistent with public interest has been achieved for each of these elements:

1. An appropriate relationship to the surrounding area;

The Project is appropriately located as it is an existing natural gas regulator station that has been in use for over 30 years and the Project proposes simply replacing the regulator station enclosure with a new 121 square foot enclosure. The existing E-62 regulator station and the Project will continue to provide natural gas to the surrounding residences and commercial uses.

2. Circulation in terms of the internal street circulation system, designed for the type of traffic generated, safety, separation from living areas, convenience, access, and noise and exhaust control. Proper circulation in parking areas in terms of safety, convenience, separation and screening;

The Project has no traffic impacts as the E-62 regulator station has no permanent employees and is monitored remotely 24 hours a day, 7 days a week. The Project is to simply replace the existing enclosure on the E-62 regulator station with a new 121 square foot enclosure. No other above grade changes subject to land use and building permit requirements are proposed. The existing use of the property will remain and no components of the Project will change the use of the subject property. The Project will not result in a change to sidewalk locations, street locations, access locations, or any parking areas..

3. Consideration and provision for low and moderate-income housing;

The Project does not include residential development and is not a use that requires provision of low and moderate-income housing.

4. Functional open space in terms of optimum preservation of natural features, including trees and drainage areas, recreation, views, density relief and convenience of function;

The Project proposes to remove two existing trees that are currently located near the E-62 regulator station and are currently in conflict with underground utilities. The Project proposes to replace the two trees proposed for removal by planting one new tree in a different location to avoid potential conflicts with underground utilities. To replace the other removed tree, the Project

proposes a combination of shrubs and plantings equivalent to one tree in a location near the E-62 regulator station to screen the enclosure from views along W. Dillon Road. The new enclosure will not substantially change the functional open space area along W. Dillon Road and the addition of screening material will improve views along W. Dillon Road. Please see Attachment 5 for correspondence between the project team and the City of Louisville forestry department discussion tree removal and the preferred method to replace trees removed. The PUD Amendment shows the proposed tree and shrub plantings.

5. *Variety in terms of housing types, densities, facilities and open space;*

The Project does not include any residential development and thus does not require a variety of housing types, density, facilities and open space.

6. *Privacy in terms of the needs of individuals, families and neighbors;*

The Project location has no adjacency and is not situated near any residential development. The surrounding land is zoned Industrial (I) and is currently developed. The E-62 regulator station including the new enclosure are not accessible to the public and is private in its very nature and non-intrusive to the needs of individuals, families, and neighbors.

7. *Pedestrian and bicycle traffic in terms of safety, separation, convenience, access points of destination and attractiveness;*

The Project does not feature any pedestrian routes or bicycle paths. The subject property includes an existing sidewalk along the north side of W. Dillon Road that will remain in its current location and will not be changed from its current location by the Project. The sidewalk deadends at the property at the point where the Burlington Northern Railroad crosses W. Dillon Road. The enclosure proposed with the Project is meant to keep the existing E-62 regulator station secure from access by the public and is setback from the existing sidewalk to avoid any potential conflicts with the sidewalk.

8. *Building types in terms of appropriateness to density, site relationship and bulk;*

The Project proposes no buildings of any bulk and does not affect density as it creates no residential or commercial development. The enclosure is slightly larger than the existing enclosure but does not functionally change the density of building types on the subject property. The enclosure is set back against the perimeter fence and is proposed to be screened by landscaping. A 121 square foot enclosure over the top of an existing natural gas regulator station that is located at the far southwestern corner of a larger technology subdivision does not add or contribute to any bulk or density to the area.

9. *Building design in terms of orientation, spacing, materials, color, texture, storage, signs and lighting;*

There are no buildings being proposed that have visual impact. No lighting, signage or storage is included with the Project. The enclosure is tan/beige coloring and is located next to the perimeter fence in the southwest corner of the Subject Property. The 121 square foot enclosure is less than 9 feet tall and looks very similar in nature to the current enclosure. The proposed enclosure will be located in the current location of the enclosure over the E-62 regulator station.

10. *Landscaping of total site in terms of purpose, such as screening, ornamental types used, and materials used, if any; and maintenance, suitability and effect on the neighborhood;*

The landscape plan included with the PUD Amendment shows the proposed landscaping with the Project. Two of the existing trees on site are located in areas that conflict with underground utilities associated with the E-62 regulator station and planned upgrades and due to these conflicts will be removed. One new tree is proposed to be planted to the east of the E-62 regulator station in an area not in conflict with underground utilities in order to replace one of the removed trees. A tree equivalency of shrubs and plantings are located in front of and adjacent to the west of the E-62 regulator station enclosure to provide screening from W Dillon Road. The landscaping proposed has minimal impact to the overall landscaping concept along W Dillon Road. The area is overplanted with mature trees and removal of a tree from the site is supported by the City of Louisville Forester (see attachment 8) with a shrub equivalent proposed to replace one of the trees being removed. Removal of a tree from the landscaped area along W Dillon Road is beneficial to the health of the other trees in the area as the area is overplanted with mature trees. Addition of shrubs and plantings provides screening for the enclosure and it adds variation to the landscape area along W Dillon Road.

11. *Compliance with all applicable development design standards and guidelines and all applicable regulations pertaining to matters of state interest, as specified in chapter 17.32;*

The Project does not affect matters of state interest as it was deemed to not be a matter of state interest by Louisville.

12. *None of the standards for annexation specified in chapter 16.32 have been violated;*

This standard does not apply, as annexation is not proposed by either the minor subdivision or the PUD amendment application.

13. *Services including utilities, fire and police protection, and other such services are available or can be made available to adequately serve the development specified in the final development plan.*

The Project is the provision of utilities. The Project does not have a substantial impact on police and the Project will be reviewed by the Louisville Fire Department. Revisions will be made to the Project application based on their comments. Fires are extremely rare at given the design and safety measures put in place at the regulator station and that will be the case for the Project. The expansion of the enclosure area allows for equipment upgrades and routine maintenance to happen with the E-62 regulator station. Fire valves are being replaced and upgraded which improves safety of the regulator station.

B. The following list of criteria and guidelines will be reviewed by the city in determining whether a project shall be approved as a planned unit development. The criteria and guidelines listed below must be addressed by the applicant in plans and/or reports submitted to the city. An applicant merely addressing the guidelines and criteria shall not automatically merit approval of the planned unit development plan submitted. Satisfaction of the described criteria and guidelines shall be determined by the city council and the city council may also require additional criteria and guidelines be met with respect to a particular plan.

1. *Development shall be in accordance with the adopted elements of the comprehensive development plan of the city, and in accordance with any adopted development design standards and guidelines.*

The Project has been designed in accordance with the comprehensive development plan of the city as described in Section 4.2.a of this document.

2. *No structures in a planned unit development shall encroach upon the floodplain. Existing bodies of water and existing stream courses shall not be channelized or altered in a planned unit development plan.*

No floodplain, bodies of water, or existing streams are located within the subject property and none of the proposed substation equipment will impact the floodplain. Grading for the Project, as detailed in the PUD Amendment documents, is minimal in nature and does not channel or alter stream courses or bodies of water.

3. *No occupied structure shall be located on ground showing severe subsidence potential without adequate design and study approved specifically by the city.*

No occupied structures are proposed with the Project. The Project makes no functional change to the use of the project area with the Project essentially being a like for like replacement of an existing enclosure with a slightly larger new enclosure. The current regulator station has experienced no signs of subsidence and none are expected with the Project.

4. *The proposal should utilize and preserve existing vegetation, land forms, waterways, and historical or archeological sites in the best manner possible. Steep slopes and important natural drainage systems shall not be disrupted. How the proposal meets this provision, including an inventory of how existing vegetation is included in the proposal, shall be set forth on the landscape plan submitted to the city.*

The landscape plan included with the PUD Amendment shows the proposed landscaping with the Project. Two of the existing trees on site are located in areas that conflict with underground utilities associated with the E-62 regulator station and planned upgrades and due to these conflicts will be removed. One new tree is proposed to be planted to the east of the E-62 regulator station in an area not in conflict with underground utilities in order to replace one of the removed trees. A tree equivalency of shrubs and plantings are located in front of and adjacent to the west of the E-62 regulator station enclosure to provide screening from W Dillon Road. The landscaping proposed has minimal impact to the overall landscaping concept along W Dillon Road. The area is overplanted with mature trees and removal of a tree from the site is supported by the City of Louisville Forester (see attachment 8) with a shrub equivalent proposed to replace one of the trees being removed. Removal of a tree from the landscaped area along W Dillon Road is beneficial to the health of the other trees in the area as the area is overplanted with mature trees. Addition of shrubs and plantings provides screening for the enclosure and it adds variation to the landscape area along W Dillon Road.

5. *Visual relief and variety of visual sitings shall be located within a development in the overall site plan. Such relief shall be accomplished by building placements, shortened or interrupted street vistas, visual access to open space and other methods of design.*

The Project is the replacement of a small enclosure building with a 121 square foot enclosure building on an existing regulator station. The small size of the enclosure proposed and the proposed landscape plan as discussed above aid in reducing the visual impact of the enclosure. The Project does not change the existing view of the subject property in a substantial manner.

6. *Open space within the project shall be located in such a manner as to facilitate pedestrian use and to create an area that is usable and accessible to residents of surrounding developments.*

The Project is not required to provide open space and does not make a significant change to the landscape area where it is located. The regulator station footprint will change marginally, and the

proposed enclosure station is essentially the same as the existing enclosure. Two trees are being removed to mitigate utility conflicts on the subject property. Removal of trees benefits the existing trees by reducing the canopy in an over planted area, allowing for the existing trees to grow and for plantings and shrubs receive sunlight necessary to be healthy. None of the proposed improvements will impact the sidewalk located to the north of W Dillon Road and pedestrian use of the subject property will not be changed. The Project is not meant to be accessible to residents surrounding the development and the enclosure proposed ensures the E-62 regulator station secure by enclosing the components of the E-62 regulator station.

7. *Street design should minimize through traffic passing residential units. Suggested standards with respect to paving widths, housing setbacks and landscaping are set forth in public works standards of the city and applicable development design standards and guidelines. The system of streets, including parking lots, shall aid the order and aesthetic quality of the development.*

The Project does not provide any public streets or public access to vehicles and pedestrians. Regulator stations are not accessible to the public for safety reasons, and the Project is not accessible to the public as the enclosure placed over the regulator station will be secured from entry by the public.

8. *There shall exist an internal pedestrian circulation system separate from the vehicular system such that allows access to adjacent parcels as well as to parks, open space or recreation facilities within the development. Pedestrian links to trail systems of the city shall be provided.*

The Project does not impact the existing pedestrian circulation system.

9. *The project and development should attempt to incorporate features which reduce the demand for water usage.*

The Project does not require water and will not use any water. This criteria is not applicable.

10. *Landscape plans shall attempt to reduce heating and cooling demands of buildings through the selection and placement of landscape materials, paving, vegetation, earth forms, walls, fences, or other materials.*

The landscape plan included with the PUD Amendment shows the proposed landscaping with the Project. Two of the existing trees on site are located in areas that conflict with underground utilities associated with the E-62 regulator station and planned upgrades and due to these conflicts will be removed. One new tree is proposed to be planted to the east of the E-62 regulator station in an area not in conflict with underground utilities in order to replace one of the removed trees. A tree equivalency of shrubs and plantings are located in front of and adjacent to the west of the E-62 regulator station enclosure to provide screening from W Dillon Road. The landscaping proposed has minimal impact to the overall landscaping concept along W Dillon Road. The area is overplanted with mature trees and removal of a tree from the site is supported by the City of Louisville Forester (see attachment 8) with a shrub equivalent proposed to replace one of the trees being removed. Removal of a tree from the landscaped area along W Dillon Road is beneficial to the health of the other trees in the area as the area is overplanted with mature trees. Addition of shrubs and plantings provides screening for the enclosure and it adds variation to the landscape area along W Dillon Road. The landscaping of the area around the Project, as evident by its location on the subject property and its relation to the existing building, is not used to reduce heating and cooling demands.

11. *Proposed developments shall be buffered from collector and arterial streets. Such buffering may be accomplished by earthen berms, landscaping, leafing patterns, and other materials. Entrance islands defining traffic patterns along with landscaping shall be incorporated into entrances to developments.*

The Project borders W. Dillon Road and the landscaping plan provides plantings and shrubs to

the west and south of the Project to screen from views from W. Dillon Road.

- 12. There shall be encouraged the siting of lot arrangement, building orientation and roof orientation in developments so as to obtain the maximum use of solar energy for heating.*

The Project consists of a single lot and does not propose any occupied buildings or any structures to be accessed by the public. This criteria does not apply to the Project.

- 13. The overall PUD shall provide a variety of housing types.*

The Project consists of the replacement of an existing enclosure on a regulator station with a new enclosure building that is roughly the same size and bulk. No housing is provided. This criteria does not apply to the Project.

- 14. Neighborhoods within a PUD shall provide a range of housing size.*

The Project consists of the replacement of an existing enclosure on a regulator station with a new enclosure building that is roughly the same size and bulk. No housing is provided. This criteria does not apply to the Project.

- 15. Architectural design of buildings shall be compatible in design with the contours of the site, compatible with surrounding designs and neighborhoods, shall promote harmonious transitions and scale in character in areas of different planned uses, and shall contribute to a mix of styles within the city.*

The Project consists of the replacement of an existing enclosure on a regulator station with a new enclosure building that is roughly the same size and bulk. The architectural design of the enclosure is roughly the same as the existing enclosure and no other enclosures or buildings is proposed. This criteria does not apply to the Project.

Applicant or Agent Signature:

Date: 9/1/2025